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### PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT

**Carson Market**  
**2625 East Carson Street**  
**Carson, California 90810**

February 6, 2019

**CLIENT:**  
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**PREPARED FOR:**  
Mr. Sean Haghi

**PROJECT NUMBER:**  
P19025

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*This report was prepared in conformance to meet or exceed the scope and limitations as set forth by the American Society for Testing & Materials (ASTM) Standard Practice E 1527-13. It is for the express use of the client, and its contents are considered to be privileged and confidential. Acceptance of this report constitutes an agreement by the client to assume full liability for information contained herein. This report is for the sole use and interpretation of the client, and it is not to be reproduced or distributed to outside parties. The information in this report is furnished in good faith and was obtained from sources and databases considered to be reliable; however, the accuracy of the information cannot be guaranteed. We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professionals as defined in §312.10 of 40 CFR 312. We have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. We have developed and performed the all appropriate inquires in conformance with the standards and practices set forth in 40 CFR Part 312. The individual qualifications of these professionals are included in this report.*



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## 1.0 SUMMARY

Our review of regulatory and historical records, a visual inspection of the site and surrounding area and an interview with the buyer's representative has not identified any *recognized environmental conditions*, *historical recognized environmental conditions* or *controlled recognized environmental conditions* which are likely to impact the subject property. Although data failure occurred in the historical uses of the Property prior to 1938, it is unlikely the data failure will impact the ability to identify *recognized environmental conditions*. Based on the results of this assessment, no further environmental studies are recommended for the site.

## 2.0 INTRODUCTION

### 2.1 Purpose

The purpose of this Phase I Environmental Site Assessment is to determine if any *recognized environmental conditions*, *historical recognized environmental conditions* or *controlled recognized environmental conditions* exist on or near the subject property. As defined by ASTM Standard Practice E 1527-13, a *recognized environmental condition* is the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release into structures on the property or into the ground, groundwater, or surface water of the property. The term is not intended to include *de minimis* conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.

The ASTM Standard defines a *historical recognized environmental condition* as a condition which in the past would have been considered a *recognized environmental condition*, but which may or may not be considered a *recognized environmental condition* currently. If a past release of any hazardous substance or petroleum products has occurred in connection with the property and has been remediated, with such remediation accepted by the responsible regulatory agency, this condition shall be considered a *historical recognized environmental condition*.

The ASTM Standard defines a *controlled recognized environmental condition* as a condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls).

The ASTM Standard Practice E 1527-13 requires all obvious uses of the Property shall be identified at five year intervals from the present, back to the Property's first developed use, or back to 1940, whichever is earlier, using standard historical sources. Developed use includes agricultural uses or placement of fill dirt. Data failure occurs when these objectives are not met.



Our review of standard historical sources include aerial photographs, fire insurance maps, local street directories, and building department or assessor's property records. Our experience in performing Phase I Environmental Site Assessments since 1990 has determined that the other standard historical sources identified in the ASTM Standard Practice E 1527-13 are not reasonably obtainable or likely to be sufficiently useful, accurate, or complete in terms of satisfying the objectives.

## 2.2 Detailed Scope of Services

This report is based on a preliminary study into the past and current uses of the subject property and the surrounding area. The report includes a visual inspection of the property and adjacent sites, and a review of regulatory agency records, aerial photographs, and other historic record sources. Also included in this report are maps, diagrams, and photographs pertaining to this site.

## 2.3 Significant Assumptions

The information in this report is furnished in good faith and was obtained from sources and databases considered to be reliable; however, nothing in this report should be construed as a promise or guarantee that the subject property is free of environmental hazards. In many instances, this report relies on regulatory database information provided by federal, state and local governmental agencies. Although the database information used in this report consists of records that are updated on a regular basis, it may not reflect the actual current status of the case.

## 2.4 Limitations and Exceptions

This report was prepared in conformance to meet or exceed the scope and practice as set forth by the American Society for Testing & Materials (ASTM) Standard Practice E 1527-13, "Standard Practice of Environmental Site Assessments: Phase I Environmental Site Assessment Process." No tests were conducted, and no samples of air, water, soil or building materials were taken.

This report is limited in nature and should not be construed to be a characterization of environmental regulatory compliance or of any conditions above or below grade. The evaluations in this report are based on information provided by interviews, readily accessible regulatory and historical records and observations made during the site inspection. No independent verification of the information was obtained or performed by Orswell & Kasman, Inc.

Orswell & Kasman, Inc. prepared this report in a competent and professional manner in accordance with sound industry standards, practices and procedures. No warranty is provided regarding the actual site conditions described in this report beyond matters amenable to visual



confirmation. We make no representation or warranty regarding the accuracy or reliability of information or documents provided by others and contained within this report.

### 2.5 Special Terms and Conditions

No special terms or conditions have been incorporated into the preparation of this report. There were also no limiting physical conditions such as rain or lack of electrical power that had a limiting effect on the site inspection.

### 2.6 User Reliance

This report is prepared for the express use of the client (or client's designee), and its contents are considered to be privileged and confidential. Acceptance of this report constitutes an agreement by the client to assume full liability for information contained herein. This report is for the sole use and interpretation of the client and it is not to be reproduced or distributed to outside parties.

## **3.0 USER PROVIDED INFORMATION**

### 3.1 Title Records

No recorded land title records were provided by the client for review.

### 3.2 Environmental Liens or Activity and Use Limitations

The client has not provided any information concerning environmental liens or activity and use limitations.

### 3.3 Specialized Knowledge

No specialized knowledge of *recognized environmental conditions*, *historical recognized environmental conditions* or *controlled recognized environmental conditions* in connection with the subject property has been provided by the client.

### 3.4 Commonly Known or Reasonably Ascertainable Information

The client has not provided any commonly known or reasonably ascertainable information within the local community about the subject property that is material to *recognized*



*environmental conditions, historical recognized environmental conditions or controlled recognized environmental conditions* in connection with the site.

### 3.5 Valuation Reduction for Environmental Issues

No information has been provided by the client that indicates the subject property is being sold or purchased at a significantly reduced price due to outstanding environmental issues.

### 3.6 Owner, Property Manager, and Occupant Information

Information provided by the owner, property manager, and/or occupants of the site are included in this report under Section 7.0, Interviews.

### 3.7 Reasons for Performing Phase I Environmental Site Assessment

The reasons for performing this Phase I Environmental Site Assessment are to satisfy commercial real estate lending requirements or provide due diligence information concerning the historical uses and current condition of the site. This report is intended to permit the client to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations under the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) (42 U.S.C. §9601). This practice constitutes all appropriate inquiries into the previous ownership and uses of the property consistent with good commercial and customary practice as defined at 42 U.S.C. §9601(35)(B).

### 3.8 Other User Provided Information

No other information concerning the subject property has been provided by the client.

## **4.0 RECORDS REVIEW**

### 4.1 Standard Environmental Records Sources

#### **FEDERAL AGENCY RECORDS**

#### **United States Environmental Protection Agency (USEPA) National Priorities List**

The National Priorities List (NPL) identifies abandoned or uncontrolled hazardous waste sites which have been identified as possibly representing a long-term threat to the public health or



environment. These sites have been identified as being highly contaminated with hazardous substances and represent the USEPA's target enforcement and cleanup efforts. Studies of individual sites are conducted by the USEPA to determine level of contamination, and the sites are then compared and ranked to other sites on the NPL.

*A review of the USEPA National Priorities List dated January 2016 indicates there are no proposed, final or delisted sites within one mile of the subject property.*

**United States Environmental Protection Agency (USEPA)  
Federal Superfund Liens List**

The USEPA maintains a list of Superfund Lien sites that have been issued on properties throughout the United States. These sites have been remediated through the expenditures of Superfund monies. The purpose of the lien is to prevent the property owner from gaining a financial benefit from the federal government's cleanup and restoration activities.

*A review of the July 2011 Federal Superfund List revealed there are no Superfund Liens on or adjacent to the site.*

**United States Environmental Protection Agency (USEPA)  
Comprehensive Environmental Response, Compensation  
and Liability Information System (CERCLIS)**

The USEPA has developed a database known as CERCLIS which contains information on potential hazardous waste sites located throughout the United States. There are over 33,000 sites on the CERCLIS inventory. All sites are subjected to a preliminary assessment and thereafter are either placed on the National Priority List (NPL) or are placed in a category for those sites requiring no further Federal Superfund action.

*A review of the January 2016 CERCLIS report indicates there are no CERCLIS sites within a ½ mile radius of the subject property. There is one listed "No Further Required Action Planned" (NFRAP) site identified within a ½ mile radius of the subject property:*

Duralife Compressed Fiberglass Pots Inc. (#1 on map)  
21100 South Alameda Street  
Long Beach, CA 90810

The facility does not qualify for the NPL and no further required actions are planned for this site. It is unlikely any contaminants from this closed site will have a significant impact on the subject property.



**United States Environmental Protection Agency (USEPA)  
Resource Conservation and Recovery Act (RCRA)  
Treatment, Storage or Disposal Facilities (TSDF)**

The USEPA maintains a list of facilities which have been authorized to receive hazardous waste. These facilities have permits to treat, store, or dispose of the waste, as determined by the RCRA regulations. In addition, the USEPA publishes a list of those facilities that are subject to a corrective action, based on the facilities' waste handling and storage procedures. The facilities which are subject to a corrective action are identified as CORRACTS sites.

*A review of the August 2018 RCRA TSDF list determined there are five known CORRACTS facilities within a one-mile radius of the subject property:*

Raytheon Systems Co. (#2 on map)  
1500 Hughes Way  
Long Beach, CA 90810

According to the records, this site has been given a low corrective action priority by federal officials. Due to the distance, it is unlikely any contaminants from this site will have a significant impact on the subject property.

Marchem Technologies LLC (#3 on map)  
20851 South Santa Fe Avenue  
Long Beach, CA 90810

According to the records, this site has been given a low corrective action priority by federal officials. Due to the distance, it is unlikely any contaminants from this site will have a significant impact on the subject property.

Nalco Company Carson Facility (#4 on map)  
2111 East Dominguez Street  
Carson, CA 90810

According to the records, a facility assessment was completed in September 1991, and this site has been given a medium corrective action priority by federal officials. Due to the distance, it is unlikely any contaminants from this site will have a significant impact on the subject property.



Stauffer Management Co. LLC (#5 on map)  
2112 East 223<sup>rd</sup> Street  
Carson, CA 90810

According to the records, a facility assessment was completed in November 1998, and this site has been given a medium corrective action priority by federal officials. Human health exposures and groundwater exposures have been controlled. Due to the distance, it is unlikely any contaminants from this site will have a significant impact on the subject property.

Rhodia Inc. (#6 on map)  
20720 South Wilmington Avenue  
Long Beach, CA 90810

According to the records, a facility assessment was completed in September 1986, and this site has been given a medium corrective action priority by federal officials. Due to the distance, it is unlikely any contaminants from this site will have a significant impact on the subject property.

*There are no non-CORRACTS TSD facilities listed within a 1/2 mile radius of the subject property.*

**United States Environmental Protection Agency (USEPA)  
Resource Conservation and Recovery Act (RCRA)  
Hazardous Waste Generators**

The USEPA maintains a list of facilities which are identified as generators of large and small quantities of hazardous waste. These facilities have permits to generate, store and dispose of the waste, as determined by the RCRA regulations.

*A review of the August 2018 RCRA Hazardous Waste Generators list determined the subject and adjacent properties are not identified as large or small quantity hazardous waste generators.*

**United States Environmental Protection Agency (USEPA)  
Institutional Control / Engineering Control Registries**

The USEPA maintains a list of institutional and engineering controls for the purpose of tracking sites that may contain residual contamination or have activity and use limitations. Engineering controls are engineering measures designed to minimize the potential for human exposure to contamination by either limiting direct contact with contaminated areas or controlling migration of contaminants. Institutional controls are non-engineering controls used to restrict land use or land access in order to protect people and the environment from exposure to hazardous substances remaining at the site or facility.

*A review of the September 2006 USEPA Institutional Control / Engineering Control Registry did not identify the subject property as having institutional or engineering controls.*



**United States Environmental Protection Agency (USEPA)  
Office of Emergency and Remedial Response  
Emergency Response Notification System (ERNS)**

The USEPA maintains a list of locations which have reported a release of oil or hazardous substances to the federal government. Most of the data in this system is based on information that was received during the initial notification. The USEPA ceased maintaining the ERNS database list in 1999, and the responsibility to report oil, chemical, radiological, biological and etiological discharges into the environment was transferred to the United States Department of Homeland Security National Response Center (NRC).

*A review of the ERNS list for 1999 determined there are no reported incidents on the subject property.*

**United States Department of Homeland Security  
United States Coast Guard  
National Response Center (NRC)**

The NRC is the national point of contact for reporting all oil, chemical, radiological, biological and etiological discharges into the environment anywhere in the United States and its territories. In addition to gathering and distributing spill data for Federal On-Scene Coordinators and serving as the communications and operations center for the National Response Team, the NRC maintains agreements with a variety of federal entities to make additional notifications regarding incidents meeting established trigger criteria.

*A review of the NRC list for 2015 determined there are no reported incidents on the subject property.*

**STATE AGENCY RECORDS**

**State of California  
Environmental Protection Agency (CAL-EPA)  
Department of Toxic Substances Control (DTSC)**

CAL-EPA is responsible for the regulation and enforcement of environmental health laws within the state of California, as set forth by the California Health and Safety Code. CAL-EPA is also designated by the USEPA to assist in enforcing federal environmental laws. CAL-EPA regulates companies involved in the generation, transportation, storage and disposal of hazardous substances. CAL-EPA records include the "CalSites" database, which is a listing of 7,800 known active, inactive and abandoned hazardous waste sites. These sites have previously been reported in the Abandoned Site Program Information System (ASPIS), Bond Expenditure Plan (BEP), and Cortese databases. CAL-EPA records also include a listing of the California Integrated Waste Management Board's "Active" and "Closed and Inactive" landfills database.



*A review of the August 2018 CAL-EPA records determined there are thirteen listed “CalSite” facilities within one mile of the subject property; however, only two of the sites are located within a ½ mile radius of the subject property:*

Long Beach USD Master Oversight Agreement (#7 on map)  
1515 Hughes Way  
Long Beach, CA 90810

This site was placed in “Active” status in March 2015. No information on potential contaminants has been reported. A site investigation or remediation of the site is currently in progress. Due to the distance, it is unlikely any contaminants from this site will have a significant impact on the subject property.

Former Commonwealth Aluminum Corporation (#8 on map)  
2211 East Carson Street  
Long Beach, CA 90810

This site was placed in “Certified Operation and Maintenance – Land Use Restrictions” status in July 2014. According to the records, the 22 acre site was used for metal rolling, metal recycling, and as a smelting site. The groundwater below the site is potentially contaminated with total petroleum hydrocarbons as motor oil (TPH-o). Properties with Land Use Restrictions have limits on future property uses established by the DTSC due to residual levels of contamination or the type of cleanup actions conducted. Due to the distance, it is unlikely any contaminants from this site will have a significant impact on the subject property.

*There are no active, closed or inactive landfill sites within a ½ mile radius of the subject property.*

**State of California**  
**Environmental Protection Agency (CAL-EPA)**  
**Department of Toxic Substances Control (DTSC)**  
**Land Use Covenants**

CAL-EPA/DTSC utilizes Land Use Covenants (LUCs) to protect the public from unsafe exposures to residual contamination that is left in place after site remediation activities have been completed. The LUC imposes limitations on land use when hazardous materials, wastes, or substances remain on the property at levels which are not suitable for unrestricted use of the land. The LUC includes easements, servitudes, covenants, and restrictions which run with the land and continue into perpetuity unless modified or terminated in accordance with applicable law. All LUCs are signed by the DTSC and the landowner, and recorded in the county where the land is located.

*A review of the August 2018 DTSC database records did not identify any deed restrictions on the subject property.*



**State of California**  
**Water Resources Control Board**  
**Regional Water Quality Control Board (RWQCB)**  
**Land Use Covenants**

RWQCB utilizes Land Use Covenants (LUCs) to protect the public from unsafe exposures to residual contamination that is left in place after site remediation activities have been completed. The LUC imposes limitations on land use when hazardous materials, wastes, or substances remain on the property at levels which are not suitable for unrestricted use of the land. The LUC includes easements, servitudes, covenants, and restrictions which run with the land and continue into perpetuity unless modified or terminated in accordance with applicable law. All LUCs are signed by the RWQCB and the landowner, and recorded in the county where the land is located.

*A review of the June 2017 RWQCB database records did not identify any deed restrictions on the subject property.*

**State of California**  
**Water Resources Control Board**  
**Regional Water Quality Control Board (RWQCB)**

The RWQCB is responsible for monitoring the quality and flow of groundwater, and they address other potential threats to the groundwater from surface spills and leaks. The RWQCB monitors the contamination problem, the investigation and any remedial action. Their database information includes active and closed Cleanup Program Sites, Land Disposal Sites, Leaking Underground Storage Tank (LUST) Sites, Military Cleanup Sites, Military Privatized Sites, Military Underground Storage Tank Sites and registered underground storage tank sites (RWQCB sites) within the State of California.

*A review of the June 2017 RWQCB records determined the subject property is not listed as a known RWQCB site. According to the records, there are two known open RWQCB LUST sites within a 1/2 mile radius of the subject property:*

Cardlock Fuel Systems Service Station #18 (#9 on map)  
2720 East Carson Street  
Carson, CA 90810

According to the records, the site is identified as an open LUST Cleanup Site that is currently undergoing remediation. This case was opened in September 1994 and the groundwater is potentially contaminated with gasoline. Due to the distance, it is unlikely any contaminants from this site will have a significant impact on the subject property.



M & M Texaco Service Station (#10 on map)  
21212 South Alameda Street  
Carson, CA 90810

According to the records, the site is identified as an open LUST Cleanup Site that is undergoing verification monitoring. This case was opened in February 1996 and the site is potentially contaminated with gasoline. Due to the distance, it is unlikely any contaminants from this site will have a significant impact on the subject property.

*There are also three active non-LUST RWQCB Cleanup sites within a 1/2 mile radius of the subject property:*

Prologis Exchange LLC (#8 on map)  
2211 East Carson Street  
Carson, CA 90810

According to the records, the site is identified as an open Cleanup Program Site that is currently inactive. This case was opened in January 2008. No information on potential contaminants has been reported. Due to the distance, it is unlikely any contaminants from this site will have a significant impact on the subject property.

Commonwealth Aluminum Corporation (#8 on map)  
2211 East Carson Street  
Carson, CA 90810

According to the records, the site is identified as an open Cleanup Program Site that is currently inactive. This case was opened in April 1990 and the groundwater is potentially contaminated with other solvents or non-petroleum hydrocarbons. Due to the distance, it is unlikely any contaminants from this site will have a significant impact on the subject property.

UPRC – Dolores Yard (#11 on map)  
2442 East Carson Street  
Carson, CA 90810

According to the records, the site is identified as an open Cleanup Program Site that is undergoing a site assessment. This case was opened in May 2001 and the site is potentially contaminated with other chlorinated hydrocarbons, tetrachloroethylene (PCE) and trichloroethylene (TCE). Due to the distance, it is unlikely any contaminants from this site will have a significant impact on the subject property.

*There are no records of registered underground storage tanks on or adjacent to the subject property.*



## 4.2 Additional Environmental Record Sources

### **State of California Department of Conservation Division of Mines and Geology (CDMG)**

The CDMG conducts studies, publishes maps, and provides information concerning the geological formations throughout the state of California. CDMG research information is combined with information from the United States Geological Survey and the ensuing geologic maps of the state are prepared. These geologic maps also illustrate the approximate locations of known earthquake faults.

*A review of the area map published by CDMG indicates the geologic area surrounding the subject property consists of Recent alluvium, which includes alluvial fan, flood-plain, and streambed deposits. The client may wish to refer to the enclosed geologic map.*

### **State of California Department of Oil Gas and Geothermal Resources (DOGGR)**

The DOGGR regulates the drilling, operation and abandonment of gas and oil wells throughout the state of California. If an active, idle or abandoned well is located on or adjacent to a proposed construction site, DOGGR requires a site plan review prior to issuing a building permit. Abandoned oil wells must meet standards established in 1984.

*A review of the area map published by DOGGR indicates there are no producing, idle or abandoned oil wells on or adjacent to the subject property. The client may wish to review the enclosed map.*

### **South Coast Air Quality Management District (AQMD)**

The AQMD is responsible for the development and enforcement of regulations concerning air emissions and airborne hazards from stationary sources in the South Coast Air Basin. AQMD maintains a "Hot Spot" list of facilities whose air emissions pose as a risk to the surrounding community. In addition, the AQMD Facility Information Detail (FIND) database provides public information about facilities in the AQMD basin.

*A review of the AQMD records determined there are no "Hot Spot" facilities identified on or adjacent to the subject property. In addition, the subject property is not identified as an active or inactive permitted facility in the FIND database.*



**Los Angeles County**  
**Department of Public Works**  
**Waste Management Division (DPW/WMD)**

DPW/WMD maintains maps showing the locations of active, inactive or future solid waste landfill sites in Los Angeles County.

*A review of DPW's major waste systems map determined there is one landfill site within a 1/2 mile radius of the subject property:*

California By-Product Dump (#8 on map)  
2241 East Carson Street  
Carson, CA 90810

This site is identified as an inactive, Class II (municipal waste) landfill. Due to the distance, it is unlikely any contaminants from this site will have a significant impact on the subject property.

**Los Angeles County**  
**Department of Public Works**  
**Hydraulic/Water Conservation Division (DPW/HWC)**

DPW/HWC maintains contour maps and data of the groundwater levels in the Los Angeles County area. The map shows the depth to the aquifer, as well as the approximate flow direction.

*A review of this data determined the site is located at an elevation of approximately 32 feet above sea level. According to well data, the groundwater level in the area is approximately 60 feet below sea level, or about 92 feet below the surface. The groundwater contour lines in the area of the subject property indicate the groundwater flows in a southerly direction. The client may wish to review the enclosed map.*

**Los Angeles County**  
**Fire Department (LACOFD)**  
**Health Hazardous Materials Division**

LACOFD maintains inspection and inventory records of companies involved in the storage and use of hazardous materials, petrochemicals, or hazardous waste. LACOFD attempts to maintain a current record of the types of hazardous substances that are utilized or stored at a particular site, and conducts periodic inspections for safety and compliance. In addition, LACOFD maintains records concerning hazardous material sites in Los Angeles County, which are reported to LACOFD by various regulatory agencies. Upon receiving the report, LACOFD monitors the cleanup process on the contaminated site.

*According to the LACOFD files, there are no records of hazardous material handlers or hazardous waste generators for the subject or adjacent properties. A review of the Active Mitigation Complaint Control Logs determined there are no listed sites on the subject property.*



**Los Angeles County**  
**Department of Public Works (DPW)**  
**Environmental Programs Division**

DPW maintains records and permits on businesses which store hazardous materials in underground tanks, and issues permits to remove abandoned underground tanks.

*A review of the DPW records determined there are no registered underground storage tanks on the subject site or adjacent properties. A review of the DPW records determined the subject property (Carson Market, 2625 East Carson Street) is identified as having an industrial wastewater clarifier. The earliest records for the 300-gallon two-stage wastewater clarifier was first identified in May 1987. A site diagram indicated the clarifier is located on the south side of the existing commercial building, near the southeast corner of the structure. The clarifier was installed at the site to pre-treat floor wash downs, fat solids, lard, meat cutting, grease and fryer oil prior to discharging to the public sewer system. Several notices of violation (NOV) have been issued to the business from 1988 until 2016 for lack of industrial waste permitting, failure to transfer new ownership information, excessive solids inside the clarifier, excessive grease inside the clarifier, washing mats from the store outside, excessive sludge inside the clarifier, and for storing used grease inside a drum located inside the cooler. The DPW records indicate the clarifier was last pumped and serviced in April 2014 by Bakers Commodities, and a request for change of ownership was completed in June 2016. The DPW conducted an inspection of the property in January 2019, and the inspectors notes indicated the subject property was occupied by Carson Market. The inspector's notes stated the market was "closed up" and mail was scattered throughout the interior of the property.*

**4.3 Physical Setting Sources**

A United States Geological Survey (USGS) 7.5 Minute Topographical map of the subject property and surrounding area is included in the appendices of the report. The map shows the locations of the identified offsite environmental risks or threats described in the report.

**4.4 Historical Use Information on the Property**

**City of Carson**  
**Building and Safety Department**

A review of the building records for the subject property revealed the following:

<u>Date</u>	<u>Activity</u>	<u>Owner</u>
		<u>2625 and 2627 East Carson Street</u>
05/38	Add 18 x 20 feet garage to existing house	James A. Illegible
11/45	Add mezzanine floor to existing market	H.S. Naman



<u>Date</u>	<u>Activity</u>	<u>Owner</u>
01/45	Construct public food market	H.S. Naman
01/74	Repair market overhang	Harry Naman
06/79	Replace neon sign with plastic sign	Domingo Maldonado
--/--	Reroof and hot mop (expired)	Illegible

Ms. Barbara Brand, the Building and Safety Department clerk, stated the City of Carson is in the process of scanning the building permits and the most recent building permits were missing from the file. No other building or demolition permits were on file for the subject property.

**County of Los Angeles**  
**Assessor’s Office**

A review of the Assessor’s records for the subject property determined the retail store and parking lot was constructed in 1986. The property owner is identified as Healthy Foods Market LLC.

**Historical Aerial Photographs**

A review of historical aerial photographs of the subject property determined the following information:

<u>Date of Photo</u>	<u>Description</u>
1953, 1963, 1972, 1980, 1989, 1994, 2002, 2007, 2012, and 2017	The existing commercial building and parking lot are on the subject property.

**Historic Sanborn Fire Insurance Maps**

Sanborn Fire Insurance Maps provide information on commercial and industrial properties, based on risk data gathered for the fire insurance companies. The maps show the number of buildings located on the property, and the type of construction. The maps also describe the various businesses located nearby, and show the locations of tanks, boilers, and other potential hazards.

*A review of the Sanborn Fire Insurance Map collections from 1867-1970, did not locate any maps for the subject property.*

**Historic City Directory Search**

City Directories provide information on residential, commercial and industrial properties, and list the business name and address. A review of the historic directories provides an overview of the current and previous occupants of the site.



*A search of the Haines Criss Cross City Directories, dated 1972-2009, determined the subject property has been occupied by Carson Meats (1977), Rug Doctor - San Pedro (1977-1982) and Carson Market (1977-2011).*

A review of building permit records, county assessor records, historical aerial photographs and historic city directories determined the existing commercial building was constructed in 1945. Prior to the construction of the existing building, a residence and a garage were on the site.

#### 4.5 Historical Use Information on the Adjoining Properties

##### **Historical Aerial Photographs**

A review of historical aerial photographs of the adjoining properties determined the following information:

<u>Date of Photo</u>	<u>Description</u>
1953 and 1963	North of the subject property is a residential neighborhood. East and west of the site are commercial buildings. Carson Street is to the south, and further south are several residences and vacant lots.
1972, 1980, 1989, 1994, 2002, 2007, 2012 and 2017	North of the subject property is a residential neighborhood. East and west of the site are commercial buildings. Carson Street is to the south, and further south is a residential neighborhood.

##### **Historic Sanborn Fire Insurance Maps**

Sanborn Fire Insurance Maps provide information on commercial and industrial properties, based on risk data gathered for the fire insurance companies. The maps show the number of buildings located on the property, and the type of construction. The maps also describe the various businesses located nearby, and show the locations of tanks, boilers, and other potential hazards.

*A review of the Sanborn Fire Insurance Map collections from 1867-1970, did not locate any maps for the area surrounding the subject property.*

##### **Historic City Directory Search**

City Directories provide information on residential, commercial and industrial properties, and list the business name and address. A review of the historic directories provides an overview of the current and previous occupants of the adjoining properties.

*A review of the Haines Criss Cross City Directories dated 1977, 1982, 1992, 2002, 2009 and 2011 did not identify any commercial or industrial uses on the adjacent properties to the north which were likely to lead to contamination of the subject property. The adjacent property to the*



*east has been occupied by Fosters Pharmacy (1977-1992). The adjacent properties south of Carson Street have been occupied by Cal Cleaners and Laundry (2009). The adjacent property to the west has been occupied by D&J Service (1982) and P&E Enterprises (1982).*

A review of historical aerial photographs and historic city directories determined the residential neighborhood to the north, and the commercial buildings east and west of the subject property were constructed over 66 years ago. The residential neighborhood south of Carson Street was constructed at different times from sometime prior to 1953 until after 1963.

## **5.0 SITE RECONNAISSANCE**

### 5.1 Methodology and Limiting Conditions

The site reconnaissance consisted of a walk through the entire property, and visually observing the structures, storage areas and parking lots. No inspection was conducted under floors, above ceilings or behind walls.

### 5.2 Location and Legal Description

The subject property, 2625 East Carson Street, Carson, California, is located on the north side of Carson Street, east of Harborview Avenue. The property is described as Los Angeles County Tax Assessor's Parcel Numbers (APNs) 7316-008-021, 7316-008-022 and 7316-008-023.

### 5.3 Site and Vicinity General Characteristics

The site consists of a commercial building with a paved parking lot, located in a mixed commercial and residential area of Carson, California (see site plan). The site and the surrounding area are fairly level, and the subject property is connected to the municipal water and sewage systems.

### 5.4 Current Use of Property

The subject property is currently occupied by Carson Market, a vacant mini market.

### 5.5 Subject Property Observations

On January 31, 2019, an inspection of the subject property and surrounding area was conducted by ASTM Environmental Professional James Robert Orswell. In the northwest corner of the subject property is a single-story, wood frame and stucco finish commercial building (see photos



#1, #2 and #3). The building is currently vacant; however, it is still full of expired products. There was no electricity to the building at the time of inspection, and the interior was dark. Inside, the building is divided into a market and customer area (see photos #4, #5, #6, #7, #8, #9, #10, #11 and #12), a small office area and an employee area (see photos #13, #14, #15, #16, #17 and #18). The ceilings are smooth painted drywall or they are covered with suspended-grid acoustical tile, and the exposed concrete floors are partially covered with vinyl tile. No large quantities of hazardous materials are stored or used on the premises, and no hazardous waste is generated by the business activities. No manufacturing activities take place inside the building. The heating, ventilation and cooling (HVAC) system appears to be located on the roof of the building.

Outside, on the east side of the building, and in the southwest corner of the site are asphalt-paved parking lots (see photos #19 and #20). A grease interceptor is located on the south side of the subject property, and is reportedly connected to the interior drains of the building. A commercial trash bin is located in the eastern parking lot area (see photo #21), and no signs of improper solid waste disposal were observed in or near the trash bin. The electrical power in the area is supplied by overhead utility lines located along the north and south sides of the property. Pole-mounted electrical transformers are located along the north side of the site (see photo #22) and a ground-mounted electrical transformer is located near the southeast corner of the property (see photo #23). No signs were observed on the transformers indicating the presence of polychlorinated biphenyls (PCBs). No signs of illegal dumping or distressed vegetation were observed on the property. There was no evidence of underground storage tanks, septic tanks, sumps, wastewater clarifiers or wells on the property, and there was no indication of obvious contamination on the site.

## 5.6 Adjoining Property Observations

### Northern Border

North of the subject property is a residential neighborhood (see photo #24). There were no visible signs of spills or contamination on the adjacent properties.

### Eastern Border

East of the subject property is a commercial building (see photo #25) which is occupied by a medical clinic. There were no visible signs of spills or contamination on the adjacent property.

### Southern Border

South of the subject property is Carson Street, and further south is a residential neighborhood (see photo #26). There were no visible signs of spills or contamination on the adjacent properties.



### Western Border

West of the subject property are several multi-tenant commercial buildings (see photo #27). There were no visible signs of spills or contamination on the adjacent properties.

## **6.0 INTERVIEWS**

### 6.1 Interview with Owner

Several phone calls to attempt to interview the property owner (Frank Iqwealor) were not returned. No interview with the property owner was conducted.

### 6.2 Interview with Site Manager

No interview with the site manager was conducted.

### 6.3 Interviews with Occupants

Carson Market is the only tenant at the site. No interview with the tenant was conducted.

### 6.4 Interviews with Local Government Officials

No interviews with local government officials were conducted.

### 6.5 Interview with Others

Mr. Armin Haghi, a representative of the property buyer, stated he was unfamiliar with the site. Mr. Haghi stated the building was most recently occupied by Carson Market; however, the market had been closed for several weeks or months.

## **7.0 EVALUATION**

### 7.1 Recognized Environmental Conditions

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Standard Practice E 1527-13 on the Carson Market located at 2625 East Carson Street, Carson, California, the Property. Any exceptions to, or deletions from the



Standard Practice are described in Section 2.4 of this report. This assessment has not identified any evidence of *recognized environmental conditions* in connection with the Property.

### 7.2 Historical Recognized Environmental Conditions

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Standard Practice E 1527-13 on the Carson Market located at 2625 East Carson Street, Carson, California, the Property. Any exceptions to, or deletions from the Standard Practice are described in Section 2.4 of this report. This assessment has not identified any evidence of *historical recognized environmental conditions* in connection with the Property.

### 7.3 Controlled Recognized Environmental Conditions

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Standard Practice E 1527-13 on the Carson Market located at 2625 East Carson Street, Carson, California, the Property. Any exceptions to, or deletions from the Standard Practice are described in Section 2.4 of this report. This assessment has not identified any evidence of *controlled recognized environmental conditions* in connection with the Property.

### 7.4 Vapor Migration

Vapor migration is defined as the movement of hazardous substances or petroleum products as a vapor in the subsurface. Properties with known or suspected soil or groundwater contamination located within an approximate minimum search distance of 1/3-mile for hazardous substances (volatile and semi-volatile nonpetroleum hydrocarbons, e.g. perchloroethylene associated with dry cleaners) or 1/10-mile for petroleum hydrocarbons (e.g. gasoline fuel associated with gas stations), were evaluated to determine if they are likely to impact the subject property.

Eleven offsite locations have been identified as potential risks or threats to the subject property. According to the data, the sites are not located in the near vicinity, and there is no indication that contaminants from these sites have migrated onto the subject property.

### 7.5 Opinion

Based on a review of regulatory and historical records, an interview with the buyer's representative and a visual inspection of the site and surrounding area, this assessment has not identified any *recognized environmental conditions*, *historical recognized environmental conditions* or *controlled recognized environmental conditions* which are likely to impact the subject property. Although data failure occurred in the historical uses of the Property prior to



1938, it is unlikely the data failure will impact the ability to identify *recognized environmental conditions*.

## 7.6 Conclusions

Based on the results of this assessment, no further environmental studies are recommended for the site.

## 7.7 Deviations

This report was prepared in conformance to meet or exceed the scope and practice as set forth by the American Society for Testing & Materials (ASTM) Standard Practice E 1527-13, "Standard Practice of Environmental Site Assessments: Phase I Environmental Site Assessment Process." No significant deviations, deletions, or client-imposed constraints were made from this practice.

## 7.8 References

All government records and maps were obtained directly from the regulatory agencies identified in this report. The fire insurance map information was obtained from Digital Sanborn Maps, 1867-1970, Ann Arbor, Michigan. The aerial photographs were obtained from BBL Consultants, Solana Beach, California; the United States Geological Survey, Menlo Park, California; Google Earth; Nationwide Environmental Title Research, Tempe, Arizona; or the United States Department of Agriculture, Salt Lake City, Utah. The city directory search information was obtained from Sherman Library and Gardens, Corona Del Mar, California.

## **8.0 NON-SCOPE SERVICES**

No non-scope or additional services including a broader scope of services, liability/risk evaluations, or remedial activities are included in this report. Some substances may be present on a property in quantities and under conditions that may lead to contamination of the property or nearby properties, but are not included in CERCLA's definition of hazardous substances (42 U.S.C. §960 I (14)) or do not otherwise present potential CERCLA liability. In any case, they are beyond the scope of this practice.

## **9.0 APPENDICES**

### 9.1 Site and Vicinity Map

A United States Geological Survey (USGS) 7.5 Minute Topographical map of the subject property and surrounding area is included in the appendices of the report. The map shows the locations of the identified offsite environmental risks or threats described in the report.



## 9.2 Site Plan

A site plan of the subject property is included in the appendices of the report. The site plan shows the general location of the structures on the property, and other items of interest which were identified in the description of the site.

## 9.3 Site and Vicinity Photographs

Photographs of the subject property and surrounding neighborhood are attached to this report. These photographs were taken at the time of the site inspection.

## 9.4 Historical Research Documentation

Building permit records were obtained directly from the regulatory agency identified in this report. The aerial photographs summarized in this report were obtained from BBL Consultants, Solana Beach, California; the United States Geological Survey, Menlo Park, California; Google Earth; Nationwide Environmental Title Research, Tempe, Arizona; or the United States Department of Agriculture, Salt Lake City, Utah. The Sanborn Fire Insurance Map information was obtained from Digital Sanborn Maps, 1867-1970, Ann Arbor, Michigan. The city directory search information was obtained from Sherman Library and Gardens, Corona Del Mar, California.

## 9.5 Regulatory Records Documentation

All government records were obtained directly from the regulatory agencies identified in this report.

## 9.6 Interview and Research Documentation

All of the field notes and supporting information obtained from interviews and research concerning the subject property are maintained in the report file at the offices of Orswell & Kasman, Inc.

## 9.7 Special Contractual Conditions between User and Environmental Professional

No special contractual conditions or agreements exist between the client and any of the employees of Orswell & Kasman, Inc., and Orswell & Kasman, Inc. does not have any financial interest in the subject property.



## 9.8 Qualifications of the Environmental Professionals

The following are the qualifications of the individuals who conducted the site inspection, the records review or prepared the report:

### Jack Orswell

Jack Orswell, a principal of the company, is an ASTM Environmental Professional and a licensed Private Investigator (#PI 14366) with the State of California. He is also a USEPA/AHERA accredited Asbestos Management Planner and California Certified Asbestos Consultant (#92-0869). He received his Bachelor of Science degree in Business Administration from the University of Southern California, and his Master of Arts degree in Organizational Leadership from Woodbury University. For 15 years he served as a Special Agent with the Federal Bureau of Investigation in the Denver, San Francisco and Los Angeles offices. Mr. Orswell received specialized training from the United States Environmental Protection Agency (EPA), and he was one of the first FBI Agents to work with the EPA in investigating federal environmental crimes.

While with the FBI, Mr. Orswell worked with the EPA's National Enforcement Investigations Center (NEIC) in Denver, Colorado, and helped establish evidence control procedures for their laboratory personnel. As coordinator of environmental investigations for the FBI's Los Angeles office, Mr. Orswell gained extensive training and experience working with the California Department of Health Services and the Los Angeles County Sheriff's Department.

Since 1988, Mr. Orswell has been in private industry, conducting environmental assessments for several financial institutions, real estate companies and law firms. Mr. Orswell has conducted environmental investigations throughout the United States, locating and interviewing witnesses to determine how hazardous materials were handled in various manufacturing operations, and documenting the long term effects of improper disposal.

Mr. Orswell's extensive background in criminal environmental enforcement and civil litigation support make him uniquely qualified as an environmental assessor and investigator. He is a life member of the FBI Agents Association, a member of the Society of Former Special Agents of the Federal Bureau of Investigation, the National Association of Environmental Professionals, the National Association of Government Guarantee Lenders, and ASTM International.

### Marty Kasman

Marty Kasman, a principal of the company, is an ASTM Environmental Professional and a Registered Environmental Health Specialist (#4927) with the State of California. He is also a USEPA/AHERA accredited Asbestos Management Planner and California Certified Asbestos Consultant (#99-2553). He received his Bachelor of Science and Master of Science degrees in Environmental and Occupational Health Science from California State University at Northridge. He also has a Certificate in Hazardous Materials Management from the University of California



at Los Angeles (UCLA). In addition, Mr. Kasman also received specialized hazardous materials training at the Federal Law Enforcement Training Center in Georgia.

Mr. Kasman served fourteen years with the Los Angeles County Fire Department, as a Supervising Hazardous Material Specialist and Deputy Health Officer. His responsibilities included field and laboratory work in hazardous materials management, conducting inspections of industrial plant operations, and monitoring cleanup activities. In addition, Mr. Kasman has investigated hundreds of abandoned waste sites and other cases involving the illegal dumping of hazardous materials throughout Los Angeles County.

Mr. Kasman currently serves as an environmental consultant to industry management in the proper handling of hazardous materials and waste. He has taught courses in hazardous materials regulatory compliance and waste management at UCLA, California State University at Northridge, and the California Specialized Training Institute at San Luis Obispo. Mr. Kasman also served on the State of California Local Unified Program Implementation Committee (LUPIC) to develop a standardized hazardous materials contingency plan.

Mr. Kasman's extensive education, training, and experience in hazardous materials management make him fully qualified to conduct environmental assessments and investigations. He is the former president and director of the California Hazardous Materials Investigators Association. He is also a former director of the Local Environmental Enforcement Officers Association, and the Los Angeles County Association of Environmental Health Specialists. He is a member of California and National Environmental Health Associations.

#### James Robert Orswell

James Robert Orswell is an American Society for Testing and Materials (ASTM) Environmental Professional. Since graduating from Utah Valley University, he has actively been involved with numerous Phase I Environmental Site Assessment reports, Transaction Screen reports, soil vapor surveys, methane assessments, historical use reports and Phase II projects on commercial, industrial and residential properties.

Mr. Orswell is an experienced document writer, data collector, holds his OSHA 40-hour HAZWOPER certification and he is a certified mold inspector (CCMI #4261) (CRMI #4030) (CMR #4435). Since 2002, Mr. Orswell has worked in the environmental assessment and consulting field, researching and conducting numerous environmental investigations throughout the United States. He has worked directly with major lending institutions, real estate professionals, lawyers, city planners and private clients. Mr. Orswell has also worked along with the Department of Defense in plotting former use defense sites (FUDS), local fire department administrators with underground storage tank removals and public utility engineers with removing polychlorinated biphenyls (PCB) contaminated electrical transformers. He has managed several Phase I projects, underground storage tank removals, installation of soil vapor extraction systems, groundwater monitoring wells and has overseen several subsurface investigations in Southern California.



Mr. Orswell is also an Eagle Scout, an automotive enthusiast, an urban beekeeper and a world traveler. Mr. Orswell's education, training and experience provide him with the qualifications to conduct environmental assessments and investigations.

Scott Wilcox

Scott A. Wilcox is an ASTM Environmental Professional and a licensed Private Investigator (PI #18117) with the State of California. He received his Bachelor of Arts degree in Law and Society from the University of California at Santa Barbara, with an emphasis in pre-law. Since 1989, Mr. Wilcox has worked exclusively in the environmental investigation field, conducting and supervising numerous environmental investigations nationwide. Mr. Wilcox has an extensive background in the design, implementation and management of investigative teams, working with attorneys and private clients in support of complex civil litigation issues. He has worked closely with many regulatory agency personnel throughout the country in his role as a case manager.

Because of his unique environmental investigative experience, Mr. Wilcox is well versed in determining the access and availability of records and other documentation regarding environmental regulatory compliance at the federal, state, regional and local levels. He has been directly involved with several Superfund investigations throughout the western United States, and he has conducted hundreds of environmental due diligence investigations throughout his career.

Mr. Wilcox's education, training and experience provide him with unique qualifications to conduct environmental assessments and investigations. He is a registered environmental expert witness with the Los Angeles County Bar Association, and he is a member of Professional Environmental Marketing Association.

Richard Clark

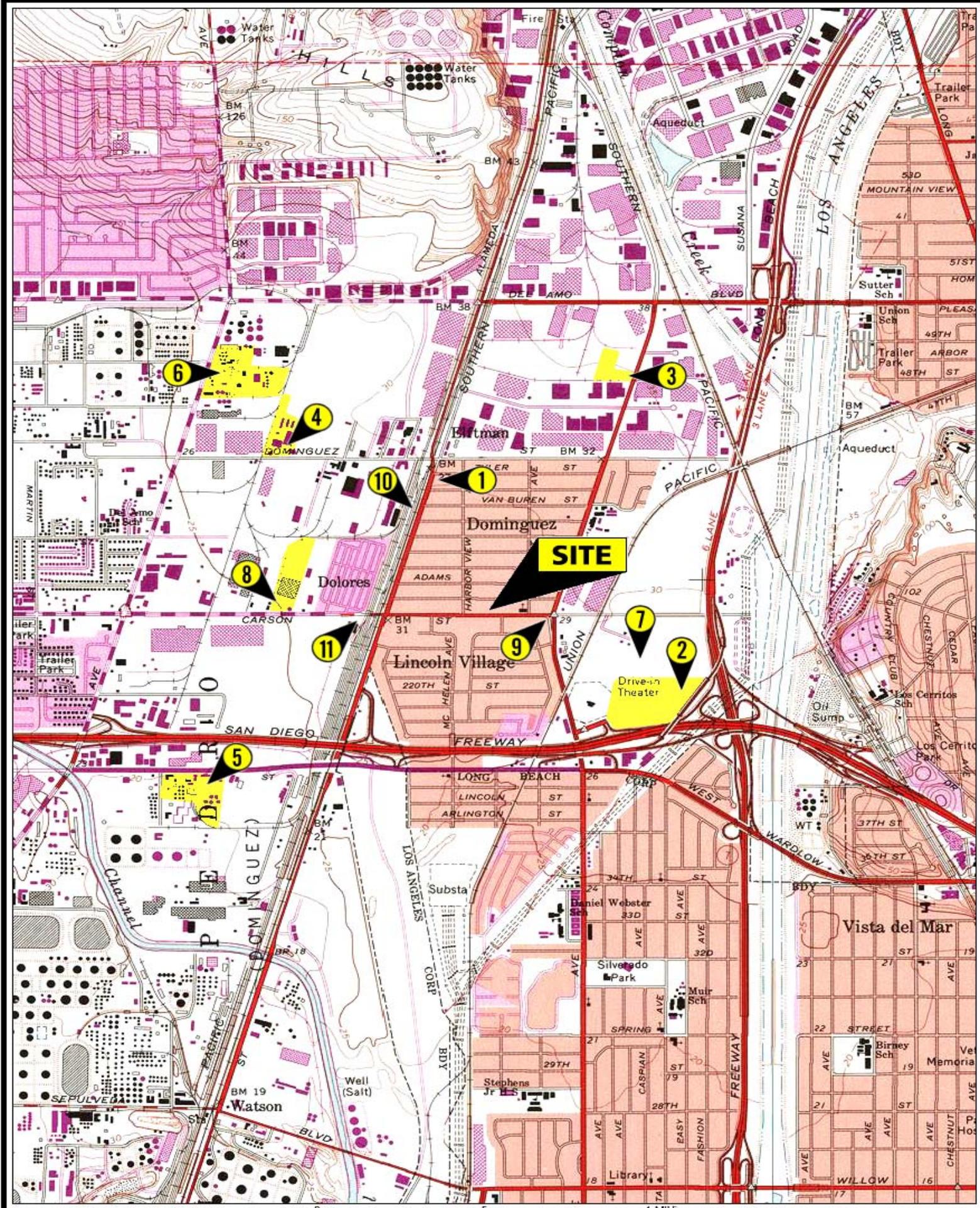
Richard Clark is an ASTM Environmental Professional and a licensed Professional Civil Engineer and General Engineering Contractor with Hazardous Substances Removal and Remedial Action Certification. He received his Bachelor of Science degree in Soil Science from California Polytechnic University, San Luis Obispo and his Master of Science degree in Environmental Studies (Environmental Science concentration with an emphasis in civil engineering) from California State University, Fullerton. He pursued post graduate studies in geology at California State University, Northridge. Mr. Clark also earned a Certificate in Site Assessment and Remediation from the University of California, Irvine.

Mr. Clark has over 25 years of experience in private industry and government, conducting Phase I and Phase II environmental assessments and inspections of industrial plant operations, and monitoring cleanup activities. He has managed large remediation projects, including soil and groundwater cleanups and underground tank removals. He has been responsible for remediation feasibility studies, remediation system design, remediation contracting and system



installation, and construction management. Since 1997, Mr. Clark has served as a Hazardous Materials Specialist and Deputy Health Officer for the Los Angeles County Fire Department.

Mr. Clark's extensive education, training, and work experience in environmental site assessments and remedial activities fully qualifies him to conduct environmental assessments and consulting services. Mr. Clark is also a certified professional soil scientist. He is a member of the Soil Science Society of America, Professional Soil Scientist Association of California, American Society of Civil Engineers, Geological Society of America, and Soil and Water Conservation Society.



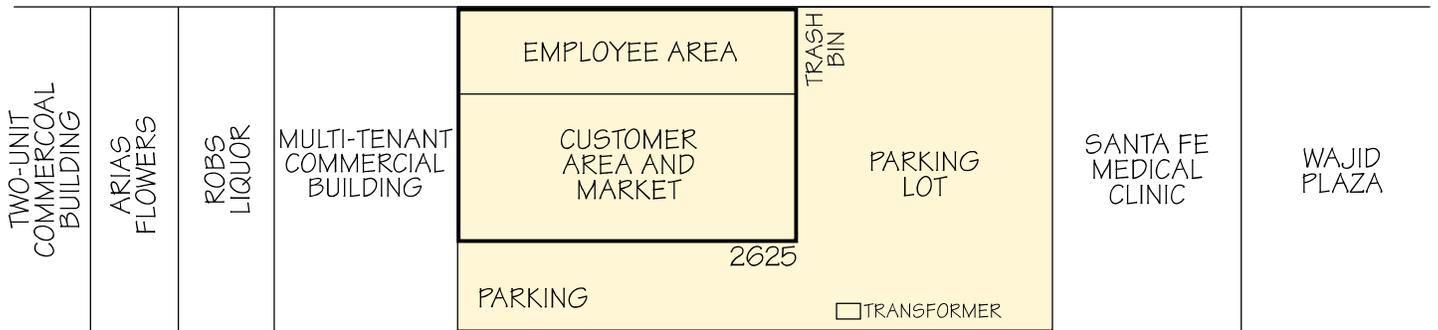
TN MN  
13°

0 1000 FEET 0 500 1000 METERS

Map created with TOPO!® ©2002 National Geographic (www.nationalgeographic.com/topo)

WASHINGTON AVENUE

RESIDENTIAL NEIGHBORHOOD



EAST CARSON STREET

RESIDENTIAL NEIGHBORHOOD



**ORSWELL & KASMAN, INC.**  
Environmental Assessments & Consulting

SUBJECT PROPERTY LOCATION:

2625 EAST CARSON STREET  
CARSON, CA 90810

NOT TO SCALE - FOR ORIENTATION PURPOSES ONLY





Photo #1



Photo #2



Photo #3



Photo #4



Photo #5

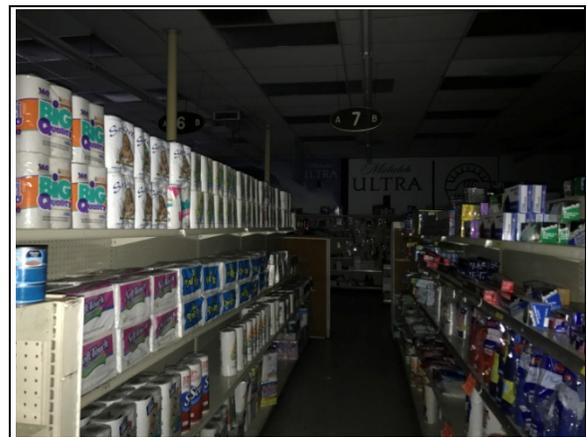


Photo #6



Photo #7



Photo #8



Photo #9



Photo #10



Photo #11



Photo #12

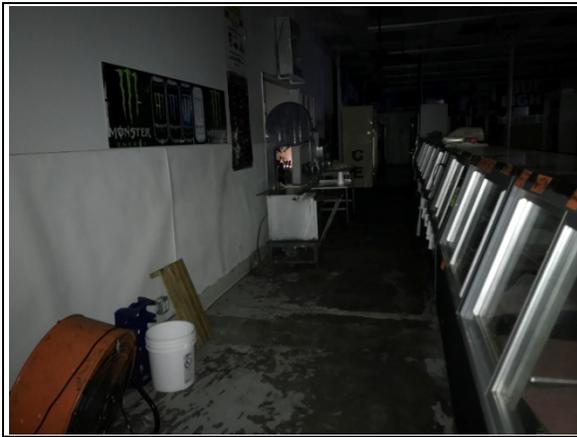


Photo #13



Photo #14



Photo #15



Photo #16



Photo #17



Photo #18



Photo #19



Photo #20



Photo #21



Photo #22



Photo #23



Photo #24



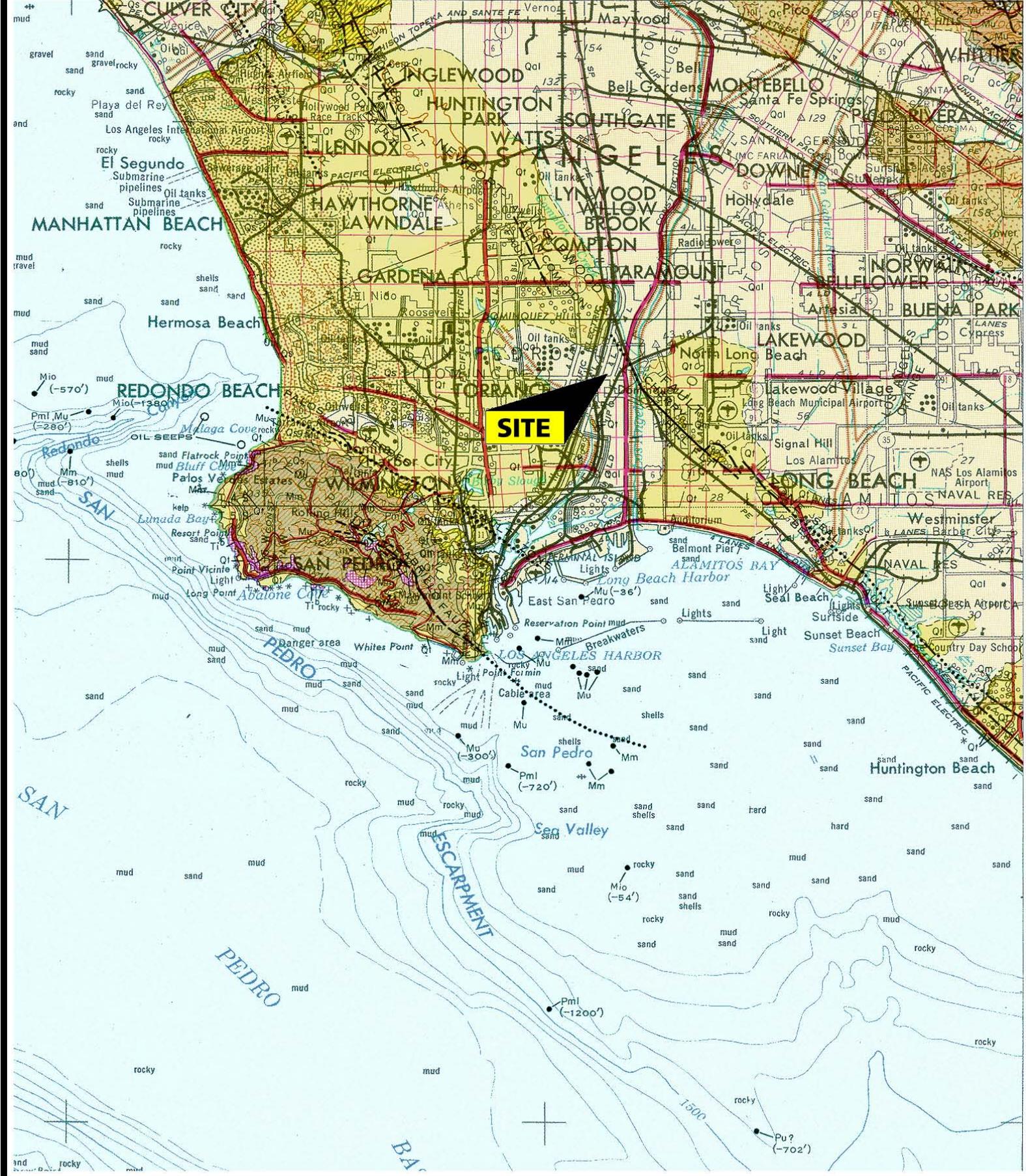
Photo #25



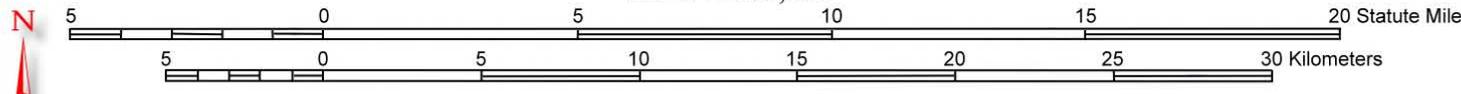
Photo #26



Photo #27



Scale 1:250,000

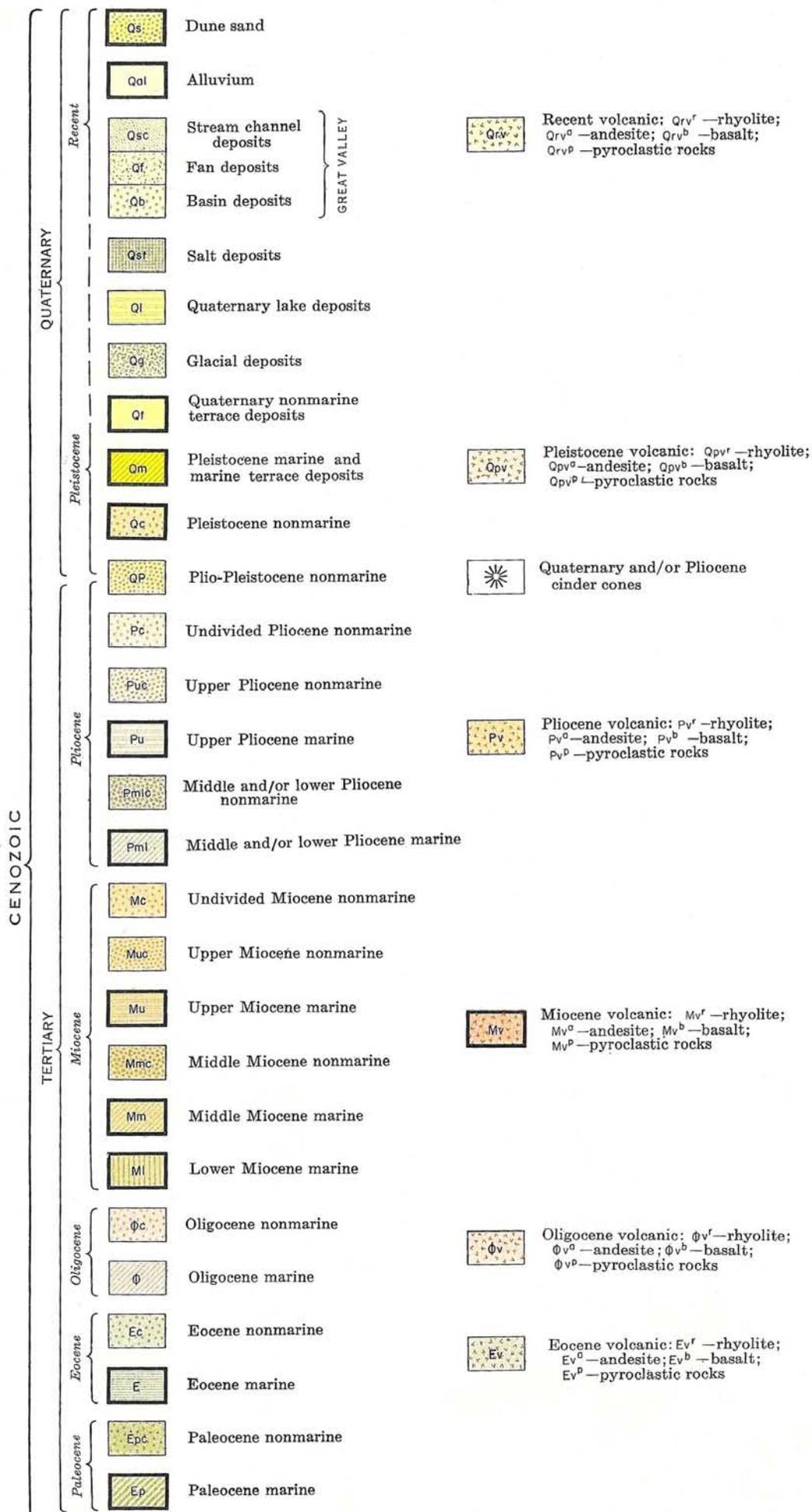


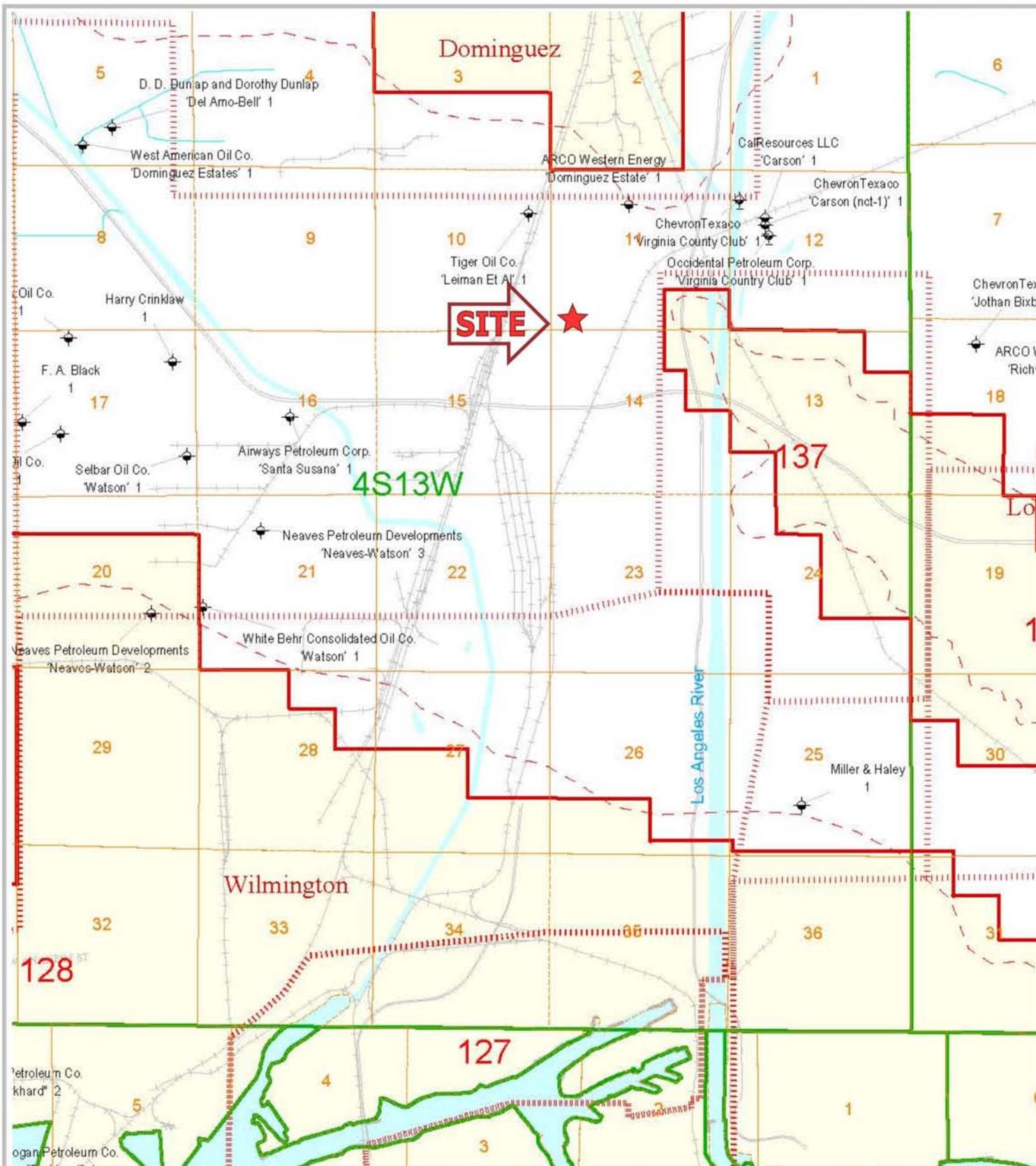
CONTOUR INTERVAL 200 FEET  
 WITH SUPPLEMENTARY CONTOURS AT 100 FOOT INTERVALS  
**GEOLOGIC MAP OF CALIFORNIA**

# EXPLANATION

SEDIMENTARY AND METASEDIMENTARY ROCKS

IGNEOUS AND META-IGNEOUS ROCKS

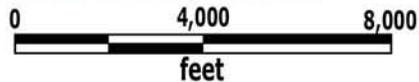




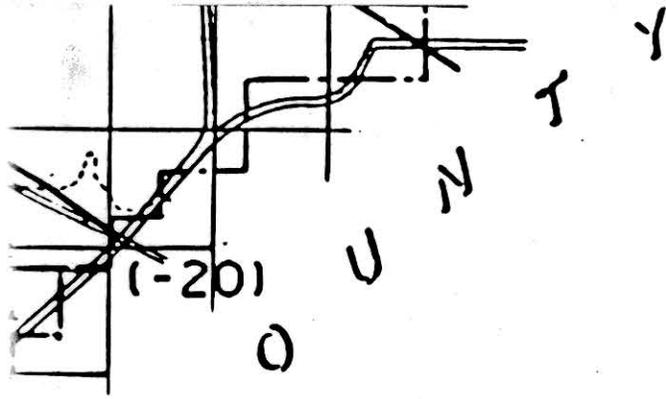
**Oil Map of California - Department of Conservation - Map W1-6**

**LEGEND**

- |                                    |   |                               |
|------------------------------------|---|-------------------------------|
| ● Drilling                         | ⊛ Gas injection                               | ⊛ Plugged and abandoned - gas |
| ⊛ Drilling - idle                  | ⊛ Gas - open to oil zone                      | ⊛ Completed - water disposal  |
| ⊛ Plugged and abandoned - dry hole | ⊛ Water source                                | ⊛ Completed - waterflood      |
| ● Completed - oil                  | ⊛ Plugged and abandoned - oil and gas         | ⊛ Completed steamflood        |
| ● Idle - oil                       | ⊛ Gas storage                                 | ● Buried idle                 |
| ⊛ Plugged and abandoned - oil      | ⊛ Observation                                 | ⊛ Abandoned - conductor       |
| ⊛ Completed - gas                  | ⊛ Gas - converted to water disposal           |                               |
| ⊛ Idle - gas                       | ⊛ Abandoned oil - converted to water disposal |                               |
- Field map boundary  
  Field boundary



August 16, 2005



# EXPLANATION

-  LINES OF EQUAL PRESSURE ELEVATIONS - PRINCIPAL AQUIFER (INTERPOLATED BETWEEN WELLS)
-  SAME AS ABOVE, LOCATION APPROXIMATE.
-  RESTRICTIONS OR BARRIERS TO GROUNDWATER MOVEMENT, (GEOLOGIC AND/OR HYDROLOGIC)
-  LINE APPROXIMATELY MARKING TRANSITION FROM FREE GROUNDWATER LEVELS TO PRESSURE LEVELS. (CENTRAL COASTAL PLAIN 1933, D.W.R. BULL. NO. 45.)

30)



PROJECT

DIVISIONS DESCRIPTION	COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS  <b>COASTAL PLAIN          DEEP AQUIFER          GROUNDWATER CONTOUR MAP          FOR          FALL 1994</b>		
DRAWN BY PROJECT ENGINEER	RECOMMENDED BY	DATE	SCALE



# ORSWELL & KASMAN, INC.

## ENVIRONMENTAL RECORDS RESEARCH REPORT

*Property Information:*

**Carson Market  
2625 East Carson Street  
Carson, CA 90810**

*OKI Report #:*

**P19025**

*Report Date:*

**February 6, 2019**

*Prepared For:*

**Mr. Sean Haghi**



*Specializing  
in  
California*



*Prepared by:*

**Orswell & Kasman, Inc.  
316 West Foothill Boulevard  
Monrovia, CA 91016  
(626) 932 - 1800 \* FAX (626) 932 - 1807  
[www.orswell-kasman.com](http://www.orswell-kasman.com)**

# RESPONSE NOTIFICATION SHEET

*This report is in conformance with the ASTM standard for a Phase I Environmental Site Assessment government records check*

	No Sites Within Specified Radius	Property & Adjacent	¼ Mile Radius	½ Mile Radius	1 Mile Radius
National Priority List (NPL)	✓				
RCRA CORRACTS Facilities				✓	
CALSITES				✓	
CERCLIS	✓				
CERCLIS NFRAP				✓	
LUSTIS			✓		
Active / Inactive Landfills	✓				
Treatment, Storage & Disposal (TSD)	✓				
RWQCB Sites				✓	
Institutional Controls / Engineering Controls	✓				
Closed RWQCB Sites	✓				
Registered Underground Storage Tanks	✓				
Federal Hazardous Waste Generators	✓				
ERNS / NRC	✓				
Superfund Liens	✓				
Local Agency Records	✓				

*Sites reported as "Case Closed" or "No Further Action" may not be listed in this report*

**OKI Report #:** P19025

**Completion Date:** 2/6/19

**Property Information:**

**Carson Market  
2625 East Carson Street  
Carson, CA 90810**



**James R. Orswell  
ASTM Environmental Professional**

The information contained in this report is obtained from federal, state and other public sources. Orswell & Kasman, Inc. (OKI) does not make any guarantees, warranties or representations, whether expressed or implied, regarding the accuracy of such information, and shall not be held responsible in the event that any such inaccuracies are present. All liability for damages of any nature arising from any inaccuracy in the facts stated herein must be assumed by the client. OKI also advises the client that this report and information contained herein is intended solely for the use of the client or assignee with whom OKI has a contractual relationship. OKI makes no other warranty, express or implied, as to the conclusions and professional advice included in this report, and is not responsible for the independent conclusions, opinions or recommendations made by any other party or entity based whole or in part on the information provided in this records review.

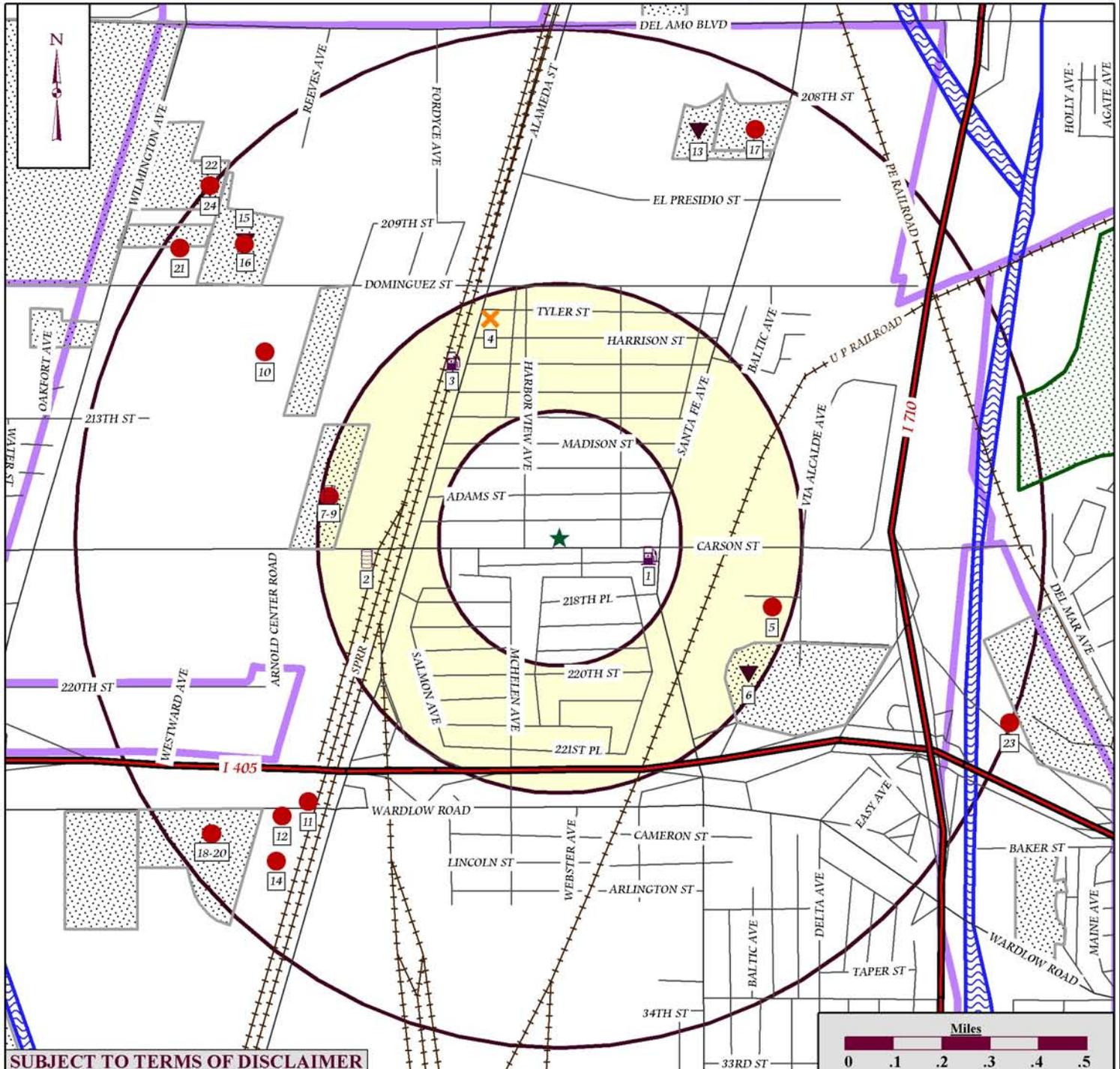


**Orswell & Kasman, Inc.**  
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Monrovia, CA 91016  
(626) 932 - 1800 \* Fax (626) 932 - 1807  
[www.orswell-kasman.com](http://www.orswell-kasman.com)

# Orswell & Kasman, Inc.

Environmental Assessments & Consulting

Subject Property Location:  
2625 East Carson Street  
Carson, CA 90810



SUBJECT TO TERMS OF DISCLAIMER

### MAP LEGEND

- |  |                       |  |            |
|--|-----------------------|--|------------|
|  | One Mile Radius       |  | Parks      |
|  | Half Mile Radius      |  | Water      |
|  | Quarter Mile Radius   |  | Railroads  |
|  | Subject Property      |  | Roads      |
|  | Regions               |  | Freeways   |
|  | Military Installation |  | Site Areas |

### HAZARDOUS SITE SYMBOLS

- |  |   |  |  |
|--|---|--|--|
|  | National Priority List                    |  | RWQCB Sites                                  |
|  | RCRA Corrective Action                    |  | Closed RWQCB Sites                           |
|  | CERCLIS                                   |  | Registered Underground Tanks                 |
|  | CalSites                                  |  | Generators                                   |
|  | Leaking Underground Storage Tanks         |  | Emergency Response Notification System       |
|  | Active / Inactive Landfills               |  | Superfund Liens                              |
|  | Treatment, Storage, & Disposal Facilities |  | CERCLIS - No Further Remedial Action Planned |
|  |   |  | Oil Wells                                    |

# Site Summary List

Please note that certain sites may appear on multiple databases  
For more information on these sites, please see the accompanying pages

## Subject Property Information:

**Carson Market**  
**2625 East Carson Street**  
**Carson, CA 90810**

<b>Site # 1</b> <i>0.187 miles from the subject property</i> <i>987 feet from the subject property</i>	Case # T0603702934 Site <b>CARDLOCK FUEL SYSTEMS S.S.#18</b> <b>2720 E CARSON ST</b> <b>CARSON, CA 90810</b>	Source Database <b>LUSTIS</b> 736 A7 [ MJ ]
<b>Site # 2</b> <i>0.4007 miles from the subject property</i> <i>2115 feet from the subject property</i>	Case # SLT43691689 Site <b>UPRC - DOLORES YARD</b> <b>2442 E CARSON ST</b> <b>CARSON, CA 90801</b>	Source Database <b>RWQCB</b> [ ]
<b>Site # 3</b> <i>0.4128 miles from the subject property</i> <i>2179 feet from the subject property</i>	Case # T0603705298 Site <b>M &amp; M TEXACO SERVICE</b> <b>21212 S ALAMEDA ST S</b> <b>CARSON, CA 90810</b>	Source Database <b>LUSTIS</b> [ ]
<b>Site # 4</b> <i>0.4536 miles from the subject property</i> <i>2395 feet from the subject property</i>	Case # CAD981373905 Site <b>DURALIFE COMPRESSED FIBERGLASS POTS INC</b> <b>21100 S ALAMEDA ST</b> <b>LONG BEACH, CA 90810</b>	Source Database <b>NFRAP</b> [ ]
<b>Site # 5</b> <i>0.4589 miles from the subject property</i> <i>2422 feet from the subject property</i>	Case # 60002177 Site <b>Long Beach USD Master Oversight Agreement</b> <b>1515 Hughes Way</b> <b>Long Beach, CA 90810</b> NONE SPECIFIED	Source Database <b>CALST</b> [ ]
<b>Site # 6</b> <i>0.4732 miles from the subject property</i> <i>2498 feet from the subject property</i>	Case # CAT080012867 Site <b>RAYTHEON SYSTEMS CO</b> <b>1500 HUGHES WAY</b> <b>LONG BEACH, CA 90810</b> 7310-016-072	Source Database <b>CORRACTS</b> 765 B6 [MM]
<b>Site # 7</b> <i>0.4823 miles from the subject property</i> <i>2546 feet from the subject property</i>	Case # T10000000125 Site <b>Prologis Exchange CA(7) LLC</b> <b>2211 Carson ST</b> <b>Carson, CA 90810</b>	Source Database <b>RWQCB</b> [ ]
<b>Site # 8</b> <i>0.4823 miles from the subject property</i> <i>2546 feet from the subject property</i>	Case # T0603702771 Site <b>COMMONWEALTH ALUMINUM CORP.</b> <b>2211 E CARSON ST</b> <b>CARSON, CA 90810</b>	Source Database <b>RWQCB</b> [ ]
<b>Site # 9</b> <i>0.4823 miles from the subject property</i> <i>2546 feet from the subject property</i>	Case # 71004111 Site <b>Commonwealth Aluminum Corp.</b> <b>2211 E. Carson Street</b> <b>Long Beach, CA 90810</b> NONE SPECIFIED	Source Database <b>CALST</b> [ ]
<b>Site # 10</b> <i>0.7093 miles from the subject property</i> <i>3745 feet from the subject property</i>	Case # 71002340 Site <b>Valmont Ind, Inc.</b> <b>2226 E. Dominguez Street</b> <b>Long Beach, CA 90810</b> NONE SPECIFIED	Source Database <b>CALST</b> [ ]
<b>Site # 11</b> <i>0.7325 miles from the subject property</i> <i>3867 feet from the subject property</i>	Case # 80001380 Site <b>SOLUTIA INC</b> <b>2100 E 223RD ST</b> <b>CARSON, CA 90745</b> 7315-008-030	Source Database <b>CALST</b> [ ]

# Site Summary List

Please note that certain sites may appear on multiple databases  
For more information on these sites, please see the accompanying pages

## Subject Property Information:

**Carson Market**  
**2625 East Carson Street**  
**Carson, CA 90810**

<b>Site # 12</b> <i>0.7907 miles from the subject property</i> <i>4174 feet from the subject property</i>	Case # 19320001 Site <b>MANVILLE CORPORATION</b> <b>2420 EAST 223RD STREET</b> <b>CARSON, CA 90810</b> NONE SPECIFIED	Source Database <b>CALST</b> [ ]
<b>Site # 13</b> <i>0.8476 miles from the subject property</i> <i>4475 feet from the subject property</i>	Case # CAD055766422 Site <b>MARCHEM TECHNOLOGIES LLC</b> <b>20851 SOUTH SANTA FE AVENUE</b> <b>LONG BEACH, CA 90810</b> 7306-025-022	Source Database <b>CORRACTS</b> 765 B4 [MM]
<b>Site # 14</b> <i>0.8623 miles from the subject property</i> <i>4552 feet from the subject property</i>	Case # 70000172 Site <b>Coons Trust Property</b> <b>2254 E. 223rd Street</b> <b>Carson, CA 90810</b> 7315-007-901	Source Database <b>CALST</b> [ ]
<b>Site # 15</b> <i>0.8689 miles from the subject property</i> <i>4587 feet from the subject property</i>	Case # 71002612 Site <b>Nalco Chemical Co.</b> <b>2111 E. Dominguez</b> <b>Carson, CA 90810</b> NONE SPECIFIED	Source Database <b>CALST</b> [ ]
<b>Site # 16</b> <i>0.8703 miles from the subject property</i> <i>4595 feet from the subject property</i>	Case # CAD083914911 Site <b>NALCO COMPANY CARSON FACILITY</b> <b>2111 E. DOMINGUEZ STREET</b> <b>CARSON, CA 90810</b> 7318-014-023	Source Database <b>CORRACTS</b> 764 J5 [MM]
<b>Site # 17</b> <i>0.8978 miles from the subject property</i> <i>4740 feet from the subject property</i>	Case # 80001422 Site <b>MARCHEM TECHNOLOGIES LLC</b> <b>20851 S SANTA FE AVE</b> <b>LONG BEACH, CA 90810</b> 7306025022	Source Database <b>CALST</b> [ ]
<b>Site # 18</b> <i>0.9226 miles from the subject property</i> <i>4871 feet from the subject property</i>	Case # 80001681 Site <b>STAUFFER MANAGEMENT COMPANY LLC</b> <b>2112 E 223RD ST</b> <b>CARSON, CA 90745</b> 7315-008-049	Source Database <b>CALST</b> [ ]
<b>Site # 19</b> <i>0.9238 miles from the subject property</i> <i>4877 feet from the subject property</i>	Case # 19280083 Site <b>STAUFFER CHEMICAL, CARSON</b> <b>2112 EAST 223RD STREET</b> <b>CARSON, CA 90745</b> NONE SPECIFIED	Source Database <b>CALST</b> [ ]
<b>Site # 20</b> <i>0.9275 miles from the subject property</i> <i>4897 feet from the subject property</i>	Case # CAD076941103 Site <b>STAUFFER MNGMT CO LLC</b> <b>2112 E 223RD ST</b> <b>CARSON, CA 90810</b> 7315-008-049	Source Database <b>CORRACTS</b> 764 J7 [MM]
<b>Site # 21</b> <i>0.9688 miles from the subject property</i> <i>5115 feet from the subject property</i>	Case # 71003836 Site <b>Western Tube and Conduit Corporation</b> <b>2001 E Dominguez St</b> <b>Long Beach, CA 90810</b> NONE SPECIFIED	Source Database <b>CALST</b> [ ]
<b>Site # 22</b> <i>0.9952 miles from the subject property</i> <i>5254 feet from the subject property</i>	Case # CAT000611202 Site <b>RHODIA INC.</b> <b>20720 S. WILMINGTON AVE,</b> <b>LONG BEACH, CA 90810</b> 7318-012-019	Source Database <b>CORRACTS</b> 764 H5 [MM]

# Site Summary List

Please note that certain sites may appear on multiple databases  
For more information on these sites, please see the accompanying pages

## Subject Property Information:

**Carson Market**  
**2625 East Carson Street**  
**Carson, CA 90810**

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**Site # 23**

*0.9966 miles from the subject property*  
*5262 feet from the subject property*

Case # 70000161

Site **Long Beach Industrial Park**  
**3701 Pacific Place**  
**Long Beach, CA 90806**

714-0014-019, 714-0014-020, 7140-014-023-04, 7140-014-022-04

Source Database

**CALST**

765 C6/7 [ ]

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**Site # 24**

*0.9993 miles from the subject property*  
*5276 feet from the subject property*

Case # 71003487

Site **Rhodia**  
**20720 S Wilmington Ave**  
**Carson, CA 90746**

7318-012-006, 7318-012-008, 7318-012-019

Source Database

**CALST**

[ ]

---



# LUSTIS

Regional Water Quality Control Board Program Leaking Underground Storage Tank Sites

Case Number: **T0603702934**

Site Name: **CARDLOCK FUEL SYSTEMS S.S.#18**  
**2720 E CARSON ST**  
**CARSON CA 90810**  
736 A7

Local Case #: I-03699

Regional Board # LOS ANGELES COU

Potential Media Affected: Gasoline

**Status History:**

<u>Date</u>	<u>Status</u>
1994-09-28	Open - Case Begin Date
1995-06-26	Open - Site Assessment
2000-09-26	Open - Site Assessment
2001-10-30	Open - Remediation
2005-04-18	Open - Remediation
2007-11-05	Open - Remediation

Case Type: **LUST Cleanup Site**

Current Status: **Open - Remediation**

Status Date: **2007-11-05**

Lead Agency: YES

Local Agency: JW

File Location:

Potential Contaminants Regional Board

**Regulatory Action History:**

<u>Date</u>	<u>Action Type</u>	<u>Action</u>
Unknown	Other	Leak Discovery
Unknown	Other	Leak Reported
Unknown	REMEDIATION	Excavate and Dispose
2001-10-30	ENFORCEMENT	Staff Letter
2002-06-17	ENFORCEMENT	Staff Letter
2002-07-15	RESPONSE	Other Report / Document
2002-10-15	RESPONSE	Soil and Water Investigation Report
2002-10-15	RESPONSE	Monitoring Report - Quarterly
2003-04-15	RESPONSE	Soil and Water Investigation Report
2003-04-15	RESPONSE	Monitoring Report - Quarterly
2003-07-15	RESPONSE	Monitoring Report - Quarterly
2003-07-15	RESPONSE	Soil and Water Investigation Report
2003-10-15	RESPONSE	Monitoring Report - Quarterly
2003-10-15	RESPONSE	Soil and Water Investigation Report
2004-04-15	RESPONSE	Soil and Water Investigation Report
2004-04-15	RESPONSE	Monitoring Report - Quarterly
2004-07-15	RESPONSE	Soil and Water Investigation Report
2004-07-15	RESPONSE	Monitoring Report - Quarterly
2004-10-13	ENFORCEMENT	Staff Letter
2004-10-15	RESPONSE	Monitoring Report - Quarterly
2004-10-15	RESPONSE	Soil and Water Investigation Report
2005-01-15	RESPONSE	Soil and Water Investigation Report
2005-01-15	RESPONSE	Monitoring Report - Quarterly
2005-01-15	RESPONSE	Remedial Progress Report
2005-07-15	RESPONSE	Soil and Water Investigation Report
2005-07-15	RESPONSE	Soil and Water Investigation Report
2005-07-15	RESPONSE	Monitoring Report - Quarterly
2005-10-15	RESPONSE	Monitoring Report - Quarterly
2005-10-15	RESPONSE	Soil and Water Investigation Report
2006-07-15	RESPONSE	Soil and Water Investigation Report
2006-07-15	RESPONSE	Monitoring Report - Quarterly
2006-10-15	RESPONSE	Soil and Water Investigation Report
2006-10-15	RESPONSE	Monitoring Report - Quarterly
2007-01-15	RESPONSE	Soil and Water Investigation Report
2007-01-15	RESPONSE	Monitoring Report - Quarterly
2007-07-15	RESPONSE	Soil and Water Investigation Report
2007-07-15	RESPONSE	Monitoring Report - Quarterly
2007-07-16	RESPONSE	CAP/RAP - Feasibility Study Report
2007-10-11	ENFORCEMENT	Staff Letter
2007-10-15	RESPONSE	Soil and Water Investigation Report
2007-10-15	RESPONSE	Monitoring Report - Quarterly
2008-01-15	RESPONSE	Monitoring Report - Quarterly
2008-01-15	RESPONSE	Soil and Water Investigation Report
2008-07-15	RESPONSE	Site Conceptual Model
2008-07-15	RESPONSE	Monitoring Report - Quarterly
2008-10-15	RESPONSE	Site Conceptual Model
2008-10-15	RESPONSE	Monitoring Report - Quarterly
2009-01-15	RESPONSE	Site Conceptual Model
2009-01-15	RESPONSE	Monitoring Report - Quarterly
2009-03-26	RESPONSE	Other Report / Document
2009-04-15	RESPONSE	Site Conceptual Model
2009-04-15	RESPONSE	Monitoring Report - Quarterly
2009-06-15	ENFORCEMENT	Staff Letter
2009-07-15	RESPONSE	Monitoring Report - Semi-Annually
2009-07-15	RESPONSE	Monitoring Report - Semi-Annually
2009-07-15	RESPONSE	Site Conceptual Model



# LUSTIS

Regional Water Quality Control Board Program Leaking Underground Storage Tank Sites

2010-04-15	RESPONSE	Monitoring Report - Semi-Annually
2010-07-15	RESPONSE	Site Conceptual Model
2010-07-15	RESPONSE	Monitoring Report - Semi-Annually
2010-10-15	RESPONSE	Monitoring Report - Semi-Annually
2010-10-15	RESPONSE	Site Conceptual Model
2011-01-15	RESPONSE	Monitoring Report - Semi-Annually
2011-01-15	RESPONSE	Site Conceptual Model
2011-01-20	RESPONSE	Clean Up Fund - 5-Year Review Summary
2011-07-15	RESPONSE	Site Conceptual Model
2011-07-15	RESPONSE	Monitoring Report - Semi-Annually
2011-10-15	RESPONSE	Site Conceptual Model

*Site History:* Aquifer used for drinking water supply

*Site # 1* 0.187 miles from the Subject Property

**Case Number: T0603705298**

**Site Name: M & M TEXACO SERVICE  
21212 S ALAMEDA ST S  
CARSON CA 90810**

**Case Type: LUST Cleanup Site**

**Current Status: Open - Site Assessment**

**Status Date: 2010-03-08**

**Local Case #: R-20297**

**Regional Board # LOS ANGELES COU**

**Lead Agency: YES**

**Local Agency: AT**

**File Location:**

*Potential Media Affected:* Gasoline

*Potential Contaminants* Regional Board

*Status History:*

<u>Date</u>	<u>Status</u>
1996-02-29	Open - Case Begin Date
1996-04-04	Open - Site Assessment
2009-07-13	Open - Referred
2009-09-30	Open - Site Assessment
2010-03-08	Open - Site Assessment

*Regulatory Action History:*

<u>Date</u>	<u>Action Type</u>	<u>Action</u>
Unknown	Other	Leak Reported
Unknown	Other	Leak Stopped
Unknown	Other	Leak Discovery
2009-09-30	ENFORCEMENT	Staff Letter
2010-03-08	ENFORCEMENT	Staff Letter
2010-04-08	RESPONSE	Other Report / Document
2012-01-17	ENFORCEMENT	Staff Letter
2012-02-17	RESPONSE	Other Report / Document
2012-02-17	RESPONSE	Other Report / Document

*Site History:* Other Groundwater (uses other than drinking water)  
Soil

*Site # 3* 0.4128 miles from the Subject Property



# RWQCB

Regional Water Quality Control Board Program Sites

Case Number: **SLT43691689**

Site Name: **UPRC - DOLORES YARD  
2442 E CARSON ST  
CARSON CA 90801**

Local Case #: 1058

Regional Board #

*Potential Media Affected:* Other Chlorinated Hydrocarbons, Tetrachloroethylene (PCE), Trichloroethylene (TCE)

*Status History:*

Date	Status
2001-05-17	Open - Site Assessment
2001-05-17	Open - Case Begin Date
2009-02-18	Open - Site Assessment
2009-05-29	Open - Site Assessment

*Site History:* The Union Pacific Railroad Company, Dolores Yard facility (Site) at 2442 Carson Street in the City of Carson, California is currently a rail refueling yard. It includes utility and employee walkway corridors crossing diagonally beneath the railroad track  
Aquifer used for drinking water supply, Other Groundwater (uses other than drinking water), Sediments, Soil, Soil Vapor

Site #2 0.4007 miles from the Subject Property

Case Number: **T1000000125**

Site Name: **Prologis Exchange CA(7) LLC  
2211 Carson ST  
Carson CA 90810**

Local Case #: 772

Regional Board # LOS ANGELES COU

*Potential Media Affected:*

*Status History:*

Date	Status
2007-06-27	Open - Remediation
2008-01-22	Open - Case Begin Date
2008-07-29	Open - Verification Monitoring
2008-07-29	Open - Remediation
2008-07-29	Open - Referred
2015-01-29	Open - Inactive

*Site History:* This is a DTST lead site, see [http://www.envirostor.dtsc.ca.gov/public/profile\\_report.asp?global\\_id=71004111](http://www.envirostor.dtsc.ca.gov/public/profile_report.asp?global_id=71004111)

Site #7 0.4823 miles from the Subject Property

Case Number: **T0603702771**

Site Name: **COMMONWEALTH ALUMINUM CORP.  
2211 E CARSON ST  
CARSON CA 90810**

Local Case #: I-01298

Regional Board # LOS ANGELES COU

*Potential Media Affected:* Other Solvent or Non-Petroleum Hydrocarbon

*Status History:*

Date	Status
1990-04-23	Open - Case Begin Date
1990-07-09	Open - Site Assessment
1998-06-19	Open - Remediation
2015-01-29	Open - Inactive

*Site History:* Case transferred to DTSC on June 27, 2007  
Other Groundwater (uses other than drinking water)

Site #8 0.4823 miles from the Subject Property

Case Type: **Cleanup Program Site**

Current Status: **Open - Site Assessment**

Status Date: **2009-05-29**

Lead Agency: NO

Local Agency: GB

File Location:

*Potential Contaminants:* Regional Board

*Regulatory Action History:*

Date	Action Type	Action
2009-03-04	ENFORCEMENT	13267 Monitoring Program
2010-07-08	ENFORCEMENT	Technical Correspondence / Assistance / Other
2011-07-14	ENFORCEMENT	Technical Correspondence / Assistance / Other
2011-12-09	ENFORCEMENT	Staff Letter
2012-05-31	RESPONSE	Site Assessment Report

Case Type: **Cleanup Program Site**

Current Status: **Open - Inactive**

Status Date: **2015-01-29**

Lead Agency: NO

Local Agency:

File Location: 71004111

*Potential Contaminants:* DTSC

*Regulatory Action History:*

Date	Action Type	Action
Unknown	Other	Leak Reported
Unknown	Other	Leak Stopped
Unknown	Other	Leak Discovery
2008-06-27	ENFORCEMENT	Referral to Other State Agency
2008-06-27	ENFORCEMENT	Closure/No Further Action Letter

Case Type: **Cleanup Program Site**

Current Status: **Open - Inactive**

Status Date: **2015-01-29**

Lead Agency: NO

Local Agency:

File Location: 71004111

*Potential Contaminants:* DTSC

*Regulatory Action History:*

Date	Action Type	Action
Unknown	Other	Leak Reported
Unknown	Other	Leak Stopped
Unknown	Other	Leak Discovery



# CERCLIS NFRAP

*Comprehensive Environmental Response, Compensation and Liability Information System - No Further Required Action Planned*

Case Number **CAD981373905**

Site: **DURALIFE COMPRESSED FIBERGLASS POTS INC**  
**21100 S ALAMEDA ST**  
**LONG BEACH, CA 90810**

Site # 4      *0.4536 miles from the Subject Property*

NPL Status:	Not on the NPL
Federal Facility	N
Non-NPL Status:	NFRAP-Site does not qualify for the NPL based on existing information



# CalSites

California Sites - Formerly Bond Expenditure Plan (BEP) & Abandoned Site Program Information System (ASPIS)

Case Number: **60002177**

Site: **Long Beach USD Master Oversight Agreement**  
**1515 Hughes Way**  
**Long Beach, CA 90810**

On NPL? NO                      0 Acres

Lead Agency: SMBRP

Agencies Involved: SMBRP

Funding: School District

Past Uses: NONE SPECIFIED

Status: **Active**

Site Type School-School Investigation

Special Program

Potential Media Affected: NONE SPECIFIED

Confirmed COCs: NONE SPECIFIED

Potential COCs: NONE SPECIFIED

Is Use Restricted?:NO

Site Management NONE SPECIFIED

Date: **2015-03-10**

Site # 5      *0.4589 miles from the Subject Property*

**Aliases:**

Project Code (Site Code)                      404908

Envirostor ID Number                              60002177

**Completed Activities:**

2015-11-02      Voluntary Cleanup Agreement - PROJECT WIDE  
*Copy of fully executed Master VCA sent to District via regular mail.*

2016-03-21      Amendment - Order/Agreement - PROJECT WIDE  
*Sent Revised Exhibit A to District to replace the exhibit in the Master VCA.*

**Scheduled Activities:**

**Future Activities:**



# CalSites

California Sites - Formerly Bond Expenditure Plan (BEP) & Abandoned Site Program Information System (ASPIS)

Case Number: 71004111

Site: Commonwealth Aluminum Corp.  
2211 E. Carson Street  
Long Beach, CA 90810

On NPL? NO 10.3 Acres

Lead Agency: TPCAB

Agencies Involved: TPCAB

Funding:

Past Uses: MANUFACTURING - METAL, RECYCLING - SCRAP METAL

Status: Certified O&M - Land Use Restrictions O Date: 2014-07-16

Site Type Tiered Permit-Tiered Permit

Special Program

Potential Media Affected: OTH, SOIL

Confirmed COCs: 3002502

Potential COCs: 3002502

Is Use Restricted?: YES

Site Management NONE SPECIFIED

Site # 9 0.4823 miles from the Subject Property

### Aliases:

Alternate Name	BARMET ALUMINUM CORP
Alternate Name	Prologis
EPA Identification Number	CAT080012933
EPA (FRS #)	110000476397
GeoTracker Global ID	SLT4L7721868
GeoTracker Global ID	T0603702771
GeoTracker Global ID	T10000000125
Project Code (Site Code)	550350
Envirostor ID Number	71004111

### Completed Activities:

2000-05-01	Phase 1 Non-Submittal - PROJECT WIDE
2007-08-28	Consent Agreement - PROJECT WIDE
2007-09-21	Risk Assessment Workplan - PROJECT WIDE
2007-11-21	* CEQA - PROJECT WIDE
2007-12-24	Fact Sheets - PROJECT WIDE
2007-12-24	Remedy Selection and Statement of Basis - PROJECT WIDE
2008-06-17	Remedial Action Completion Report - PROJECT WIDE
2008-09-24	Operations and Maintenance Plan - PROJECT WIDE
2009-04-17	Land Use Restriction - PROJECT WIDE
2010-06-14	Land Use Restriction - Site Inspection/Visit - PROJECT WIDE <i>Project Manager: Nora</i>
2010-07-09	Operations and Maintenance Report - PROJECT WIDE <i>Project Manager: Nora</i>
2011-06-28	* Land Use Restriction Monitoring Report - PROJECT WIDE <i>Land Use Restriction Monitoring Report reviewed and approve by DTSC's project manager Jermaine Nora.</i>
2011-07-18	Operations and Maintenance Report - PROJECT WIDE <i>Project Manager: Nora</i>
2011-10-21	Health & Safety Plan - PROJECT WIDE
2012-02-11	Correspondence - PROJECT WIDE



# CalSites

California Sites - Formerly Bond Expenditure Plan (BEP) & Abandoned Site Program Information System (ASPIS)

2012-08-15	Monitoring Report - PROJECT WIDE
2012-09-04	Operations and Maintenance Report - PROJECT WIDE
2012-09-04	Land Use Restriction - Site Inspection/Visit - PROJECT WIDE
2012-11-30	Correspondence - PROJECT WIDE
2013-09-23	Monitoring Report - PROJECT WIDE <i>DTSC approved the groundwater monitoring termination approval.</i>
2013-09-23	Land Use Restriction - Site Inspection/Visit - PROJECT WIDE <i>DTSC completed the LUC site visit.</i>
2013-09-23	Operations and Maintenance Report - PROJECT WIDE <i>DTSC completed Annual LUC Site Visit.</i>
2014-02-13	Well Decommissioning Report - PROJECT WIDE
2014-07-15	Acknowledgement of Satisfaction - PROJECT WIDE <i>DTSC signed the Acknowledgment of Satisfaction.</i>
2014-07-16	Operations and Maintenance Report - PROJECT WIDE
2014-08-28	Annual Oversight Cost Estimate - PROJECT WIDE
2015-06-17	Land Use Restriction Monitoring Report - PROJECT WIDE <i>DTSC approved the LUC Inspection Report.</i>
2015-09-14	Annual Oversight Cost Estimate - PROJECT WIDE <i>Annual cost estimate emailed and mailed to BP.</i>
2016-08-29	Land Use Restriction Monitoring Report - PROJECT WIDE
2016-09-07	Annual Oversight Cost Estimate - PROJECT WIDE

## Scheduled Activities:

## Future Activities:



# CalSites

California Sites - Formerly Bond Expenditure Plan (BEP) & Abandoned Site Program Information System (ASPIS)

Case Number: 71002340

Site: Valmont Ind, Inc.  
2226 E. Dominguez Street  
Long Beach, CA 90810

On NPL? NO 9.7 Acres

Lead Agency: SMBRP

Agencies Involved: SMBRP

Funding: Responsible Party

Past Uses: METAL PLATING - OTHER

Status: Certified O&M - Land Use Restrictions O Date: 2012-08-03

Site Type Tiered Permit-Tiered Permit

Special Program

Potential Media Affected: OTH, SOIL

Confirmed COCs: 30594

Potential COCs: 30594

Is Use Restricted?: YES

Site Management NONE SPECIFIED

Site # 10 0.7093 miles from the Subject Property

**Aliases:**

Alternate Name	Calwest Galvanizing
EPA Identification Number	CAD028418028
EPA (FRS #)	110000476404
Project Code (Site Code)	550726
Envirostor ID Number	71002340

**Completed Activities:**

2006-01-18	Phase 1 - PROJECT WIDE
2006-01-18	Phase I Verification - PROJECT WIDE <i>Inspection report sent on 1/18/2006</i>
2006-04-03	Supplemental Site Investigation Workplan - PROJECT WIDE
2006-11-20	Supplemental Site Investigation Report - PROJECT WIDE
2009-10-01	Consent Agreement - PROJECT WIDE <i>Completed on schedule</i>
2010-03-18	Technical Report - PROJECT WIDE <i>Project Manager: Nora</i>
2011-06-03	Public Notice - PROJECT WIDE <i>Project Manager: Nora.</i>
2011-06-03	Fact Sheets - PROJECT WIDE <i>Project Manager: Nora</i>
2011-07-20	Corrective Measures Proposal Approval - PROJECT WIDE <i>Completed.</i>
2011-07-20	Remedy Selection and Statement of Basis - PROJECT WIDE
2011-07-21	CEQA - Notice of Exemption - PROJECT WIDE
2011-11-29	Annual Oversight Cost Estimate - PROJECT WIDE
2012-05-30	Land Use Restriction - PROJECT WIDE
2012-08-02	Acknowledgement of Satisfaction - PROJECT WIDE <i>Corrective Action Consent Agreement</i>
2012-08-02	No Further Action Letter - PROJECT WIDE
2012-08-03	Corrective Action Completion Determination - PROJECT WIDE
2013-08-02	Other - PROJECT WIDE



# CalSites

California Sites - Formerly Bond Expenditure Plan (BEP) & Abandoned Site Program Information System (ASPIS)

2013-11-27	Annual Oversight Cost Estimate - PROJECT WIDE
2014-06-20	Other - PROJECT WIDE <i>Completed</i>
2014-07-08	Annual Oversight Cost Estimate - PROJECT WIDE <i>FY 1415 Annual Cost Estimate Letter sent.</i>
2015-06-23	Other - PROJECT WIDE
2015-10-09	Annual Oversight Cost Estimate - PROJECT WIDE <i>Annual Oversight Cost Estimate FY1516.</i>
2016-06-15	Other - PROJECT WIDE <i>DTSC Annual Inspection 2016</i>
2016-09-09	Annual Oversight Cost Estimate - PROJECT WIDE <i>Fy1617 Annual Oversight Cost Estimate completed and mailed.</i>

**Scheduled Activities:**

**Future Activities:**

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# CalSites

California Sites - Formerly Bond Expenditure Plan (BEP) & Abandoned Site Program Information System (ASPIS)

Case Number: **80001380**

Site: **SOLUTIONIA INC  
2100 E 223RD ST  
CARSON, CA 90745**

On NPL? NO 0 Acres

Lead Agency: MBR

Agencies Involved: SMBRP

Funding:

Past Uses: NONE SPECIFIED

Status: \* **Inactive**

Site Type Corrective Action-Corrective Action

Special Program

Potential Media Affected: NONE SPECIFIED

Confirmed COCs: NONE SPECIFIED

Potential COCs: NONE SPECIFIED

Is Use Restricted?:NO

Site Management NONE SPECIFIED

Date: **2008-01-01**

Site # 11 0.7325 miles from the Subject Property

**Aliases:**

APN	7315008030
EPA Identification Number	CAD043555366
EPA (FRS #)	110000749281
Envirostor ID Number	80001380

**Completed Activities:**

1990-12-05	Consent Agreement - PROJECT WIDE
1991-02-07	Corrective Measures Study Workplan - PROJECT WIDE
1991-09-23	RFI Workplan - PROJECT WIDE
1992-01-31	Interim Measures Workplan - PROJECT WIDE
1992-01-31	Interim Measures Workplan - PROJECT WIDE
1992-03-13	RCRA Facility Assessment Report - PROJECT WIDE
1992-05-26	RCRA Facility Assessment Report - PROJECT WIDE
1992-07-27	Interim Measures Questionnaire - PROJECT WIDE
1992-10-31	Interim Measures Implementation Report - PROJECT WIDE
1994-05-23	Interim Measures Questionnaire - PROJECT WIDE
1995-01-23	Corrective Measures Study Report - PROJECT WIDE
1995-01-23	RFI Report - PROJECT WIDE
1995-04-14	* Remedy Selected - PROJECT WIDE
1995-04-14	Remedy Selection and Statement of Basis - PROJECT WIDE
1996-03-07	Consent Order - PROJECT WIDE
1998-06-08	Groundwater Migration Controlled - PROJECT WIDE
1998-06-08	Human Exposure Controlled - PROJECT WIDE

**Scheduled Activities:**



# CalSites

California Sites - Formerly Bond Expenditure Plan (BEP) & Abandoned Site Program Information System (ASPIS)

## Future Activities:

Case Number: 19320001

Site: **MANVILLE CORPORATION**  
**2420 EAST 223RD STREET**  
**CARSON, CA 90810**

On NPL? NO 16 Acres

Lead Agency: SMBRP

Agencies Involved: SMBRP

Funding: Responsible Party

Past Uses: UNKNOWN

Status: **Certified O&M - Land Use Restrictions O** Date: 1990-07-12

Site Type State Response or NPL-State Response

Special Program

Potential Media Affected: SOIL

Confirmed COCs: NONE SPECIFIED

Potential COCs: 40001

Is Use Restricted?: YES

Site Management ASP, DAY, ELD, HOS, LUC, FEN, EX, NUSE, SCH, FOOD, RES, ASP, DAY, ELD, HOS, LUC, FEN, EX, NUSE, SCH, FOOD, RES

Site # 12 0.7907 miles from the Subject Property

## Aliases:

Alternate Name JOHNS-MANVILLE CORPORATION

Alternate Name JOHNS-MANVILLE, CARSON

EPA Identification Number CAD060386596

EPA (FRS #) 110002652594

EPA (FRS #) 110033608610

PCode P41023

Project Code (Site Code) 300089

Envirostor ID Number 19320001

## Completed Activities:

1981-02-15 \* Discovery - PROJECT WIDE  
*Facility identified via LA County Engineers files.*

1989-05-31 Remedial Investigation / Feasibility Study - PROJECT WIDE

1989-07-31 Remedial Action Plan - PROJECT WIDE

1990-06-29 Certification - PROJECT WIDE  
*Certification of Remedial Action Plan (asbestos/underground storage tanks) by DHS.*

1990-07-12 Land Use Restriction - PROJECT WIDE  
*The Department and Manville Sales Corporation entered into a Consent Agreement on June 30, 1990 to restrict land use at Manville site. This deed was recorded in Los Angeles County Recorder on July 12, 1990.*

1991-12-16 Land Use Restriction - Amendment - PROJECT WIDE  
*Amended deed restriction recorded 12/03/91.*

2013-12-04 Annual Oversight Cost Estimate - PROJECT WIDE  
*Completed*

2014-11-03 Annual Oversight Cost Estimate - PROJECT WIDE

## Scheduled Activities:

## Future Activities:



# CalSites

California Sites - Formerly Bond Expenditure Plan (BEP) & Abandoned Site Program Information System (ASPIS)

Case Number: **70000172**

Site: **Coons Trust Property  
2254 E. 223rd Street  
Carson, CA 90810**

On NPL? NO 10 Acres

Lead Agency: SMBRP

Agencies Involved: SMBRP

Funding: Responsible Party

Past Uses: MANUFACTURING - CHEMICALS

Status: **Certified O&M - Land Use Restrictions O** Date: **2005-12-21**

Site Type Voluntary Cleanup-Voluntary Cleanup

Special Program Voluntary Cleanup Program

Potential Media Affected: OTH, SOIL

Confirmed COCs: 30026,30028

Potential COCs: 30026, 30028

Is Use Restricted?: YES

Site Management DAY, ELD, HOS, LUC, GW, NUSE, NDEV, NSUB, SCH, FOOD, RES

Site # 14 0.8623 miles from the Subject Property

**Aliases:**

APN	7315007012
APN	7315007903
EPA (FRS #)	110033613613
Project Code (Site Code)	401261
Project Code (Site Code)	401673
Envirostor ID Number	70000172

**Completed Activities:**

2005-02-14	Environmental Oversight Agreement - PROJECT WIDE
2005-06-15	Preliminary Endangerment Assessment Report - PROJECT WIDE <i>Deed Restriction/Land use covenant was recorded. This is the final activity under the EOA.</i>
2005-12-21	Land Use Restriction - PROJECT WIDE <i>Land Use Restriction recorded with Los Angeles County on 12/21/2005.</i>
2010-06-15	Land Use Restriction - Site Inspection/Visit - PROJECT WIDE <i>Site inspection of Coons Trust Property took place on 6/15/2010.</i>
2011-04-01	Letter - Demand - PROJECT WIDE <i>Reminder letter sent for unpaid invoice balances.</i>
2013-11-26	Annual Oversight Cost Estimate - PROJECT WIDE
2014-06-26	Environmental Oversight Agreement - PROJECT WIDE <i>Executed</i>
2014-06-26	LUR - Notification Response - PROJECT WIDE
2014-06-26	Technical Workplan - PROJECT WIDE <i>completed</i>
2014-10-15	Technical Report - PROJECT WIDE <i>Provided comments.</i>
2014-10-15	Site Characterization Report - PROJECT WIDE <i>Provided comments.</i>
2014-11-03	Annual Oversight Cost Estimate - PROJECT WIDE
2015-10-06	Well Decommissioning Workplan - PROJECT WIDE
2015-10-20	Annual Oversight Cost Estimate - PROJECT WIDE <i>Annual Cost Estimate completed.</i>
2016-04-15	Reimbursement Agreement - PROJECT WIDE
2016-10-28	Annual Oversight Cost Estimate - PROJECT WIDE <i>FY 2016/2017 ACE completed.</i>

**Scheduled Activities:**



# CalSites

California Sites - Formerly Bond Expenditure Plan (BEP) & Abandoned Site Program Information System (ASPIS)

### Future Activities:

Land Use Restriction - Amendment PROJECT WIDE

Due: 2017

**Case Number:** 71002612

**Status:** Active

**Date:** 2014-04-24

**Site:** Nalco Chemical Co.  
2111 E. Dominguez  
Carson, CA 90810

**Site Type:** Tiered Permit-Tiered Permit

**Special Program**

**On NPL?** NO 9 Acres

**Potential Media Affected:** SOIL, SURFW

**Confirmed COCs:** 30272-NO,30484,30550-NO,30593-NO,30594-NO

**Lead Agency:** SMBRP

**Agencies Involved:** SMBRP

**Potential COCs:** 30272, 30484, 30550, 30593, 30594

**Funding:** Responsible Party

**Past Uses:** MANUFACTURING - CHEMICALS, UNDERGROUND STORAGE TANKS, WASTE - INDUSTRIAL TREATMENT FACILITY

**Is Use Restricted?:** NO

**Site Management:** NONE SPECIFIED

**Site # 15** 0.8689 miles from the Subject Property

### Aliases:

EPA Identification Number CAD083914911

EPA (FRS #) 110000476137

Project Code (Site Code) 401726

Envirostor ID Number 60002206

Envirostor ID Number 71002612

### Completed Activities:

2014-09-18 Phase 1 - PROJECT WIDE  
*Activity completed. Further investigation required.*

2015-06-04 Phase I Verification - PROJECT WIDE  
*Site Inspection Report completed and finalized based on discussions with the RP and his legal and consultant.*

2015-11-04 Consent Agreement - PROJECT WIDE

2016-01-07 Supplemental Site Investigation Workplan - PROJECT WIDE  
*DTSC received a Response to DTSC's comments in the conditional approval letter. Conditions pending results of the FI investigation.*

2016-01-15 Fieldwork - PROJECT WIDE  
*Fieldwork took place on 1/14/2016 and 1/15/2016. DTSC conducted oversight on 1/14/2016.*

2016-10-10 Annual Oversight Cost Estimate - PROJECT WIDE  
*Yearly cost estimate letter and REW for FY 16/17 sent to RP.*

2017-03-13 Fieldwork - PROJECT WIDE  
*Fieldwork completed. DTSC conducted oversight of installation of vapor probes.*

### Scheduled Activities:

### Future Activities:

Supplemental Site Investigation Report PROJECT WIDE

Due: 2017

Public Notice PROJECT WIDE

Due: 2018

Supplemental Site Investigation Report PROJECT WIDE

Due: 2018

Land Use Restriction PROJECT WIDE

Due: 2018

Certification PROJECT WIDE

Due: 2018



# CalSites

California Sites - Formerly Bond Expenditure Plan (BEP) & Abandoned Site Program Information System (ASPIS)

Case Number: **80001422**

Site: **MARCHEM TECHNOLOGIES LLC**  
**20851 S SANTA FE AVE**  
**LONG BEACH, CA 90810**

On NPL? NO                      0 Acres

Lead Agency: NONE SPECIFIED

Agencies Involved: NONE SPECIFIED

Funding:

Past Uses: NONE SPECIFIED

Status: \* **Inactive**

Site Type Corrective Action-Corrective Action

Special Program

Potential Media Affected: NONE SPECIFIED

Confirmed COCs: NONE SPECIFIED

Potential COCs: NONE SPECIFIED

Is Use Restricted?:NO

Site Management NONE SPECIFIED

Date: **2008-01-01**

Site # 17    0.8978 miles from the Subject Property

**Aliases:**

APN	7306025022
EPA Identification Number	CAD055766422
EPA (FRS #)	110000476280
Envirostor ID Number	80001422

**Completed Activities:**

1990-09-30    Preliminary Assessment Report - PROJECT WIDE

**Scheduled Activities:**

**Future Activities:**



# CalSites

California Sites - Formerly Bond Expenditure Plan (BEP) & Abandoned Site Program Information System (ASPIS)

Case Number: **80001681**

Site: **STAUFFER MANAGEMENT COMPANY LLC  
2112 E 223RD ST  
CARSON, CA 90745**

On NPL? NO 0 Acres

Lead Agency: MBR

Agencies Involved: SMBRP

Funding:

Past Uses: NONE SPECIFIED

Status: \* **Inactive**

Site Type Corrective Action-Corrective Action

Special Program

Potential Media Affected: NONE SPECIFIED

Confirmed COCs: NONE SPECIFIED

Potential COCs: NONE SPECIFIED

Is Use Restricted?:NO

Site Management NONE SPECIFIED

Date: **2008-01-01**

Site # 18 0.9226 miles from the Subject Property

**Aliases:**

APN	7315008049
EPA Identification Number	CAD076941103
Envirostor ID Number	19280083
Envirostor ID Number	80001681

**Completed Activities:**

- 1987-07-31 Preliminary Assessment Report - PROJECT WIDE

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- 1987-09-01 Preliminary Assessment Report - PROJECT WIDE

---

- 1994-05-17 Interim Measures Questionnaire - PROJECT WIDE

---

- 1994-07-27 Consent Order - PROJECT WIDE

---

- 1995-03-01 RFI Workplan - Sites With No Operable Unit SOILS

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- 1996-07-16 RFI Report - Sites With No Operable Unit SOILS

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- 1997-01-30 Corrective Measures Study Workplan - Sites With No Operable Unit SOILS

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- 1997-01-30 Corrective Measures Study Report - Sites With No Operable Unit SOILS  
*This is RI/FS Per Site Mit database*

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- 1997-06-25 Remedy Selection and Statement of Basis - Sites With No Operable Unit SOILS  
*Remedial Action Plan approved per Site Mit database*

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- 1997-12-31 Design/Implementation Workplan - Sites With No Operable Unit SOILS  
*Remedial Design and Implementation Plan Approved per Site Mit database.*

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- 1997-12-31 Corrective Measure Implementation Workplan - Sites With No Operable Unit SOILS

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- 1998-06-01 Human Exposure Controlled - PROJECT WIDE

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- 1998-06-01 Groundwater Migration Controlled - PROJECT WIDE

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- 1998-11-30 RCRA Facility Assessment Report - PROJECT WIDE  
*THE ANALOGOUS REVIEW TEAM CONCLUDED THAT THE 1982 AND 1986 SITE INVESTIGATIONS IN CONJUNCTION WITH THE 1995 RI CONSTITUTE AN ANALOGOUS RFA. RSARACINO 19980601.15:05S*

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- 2008-04-16 Groundwater Migration Controlled - PROJECT WIDE

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- 2008-05-14 Human Exposure Controlled - PROJECT WIDE

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- 2009-01-01 Remedy Constructed - PROJECT WIDE

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# CalSites

*California Sites - Formerly Bond Expenditure Plan (BEP) & Abandoned Site Program Information System (ASPIS)*

Scheduled Activities:

Future Activities:

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# CalSites

California Sites - Formerly Bond Expenditure Plan (BEP) & Abandoned Site Program Information System (ASPIS)

Case Number: **19280083**

Site: **STAUFFER CHEMICAL, CARSON  
2112 EAST 223RD STREET  
CARSON, CA 90745**

On NPL? NO 14.48 Acres

Lead Agency: DTSC

Agencies Involved: DTSC

Funding: Responsible Party

Past Uses: MANUFACTURING - CHEMICALS

Status: **Active**

Site Type State Response or NPL-State Response

Special Program \* Site Char & Assess Grant (CERCLA 104)

Potential Media Affected: OTH, SOIL

Confirmed COCs: 30028,30193

Potential COCs: 30028, 30193

Is Use Restricted?: YES

Site Management NONE SPECIFIED

Date: **1996-04-25**

Site # 19 0.9238 miles from the Subject Property

### Aliases:

Alternate Name	AMERICAN CHEMICAL CORP (1959-1975)
Alternate Name	ASTRA ZENECA
Alternate Name	ATKEMIX 37 INC.
Alternate Name	STAUFFER MANAGEMENT COMPANY (1987-CURREN
EPA Identification Number	CAD076941103
EPA (FRS #)	110000749922
HWTS Identification Code	CAD076941103
Project Code (Site Code)	400264
Envirostor ID Number	19280083

### Completed Activities:

1981-03-16	* Discovery - PROJECT WIDE <i>FACILITY IDENTIFIED LA COUNTY ENGINEER'S FILE #04706</i>
1994-06-27	Consent Order - PROJECT WIDE
1997-01-30	Remedial Investigation / Feasibility Study - Soil Operable Unit <i>DTSC reviewed and approved the revised Feasibility Study report. This completes the approval of the RI/FS for the soil operable unit.</i>
1997-06-25	Remedial Action Plan - Soil Operable Unit <i>DTSC approved soil RAP and Negative Declaration. The selected alternative addresses the soil operable unit as an interim measure. The project includes vapor and liquid extraction with vapor and liquid treatment for soils. The interim cleanup number for 1,2, DCA is 20 ppm.</i>
1997-06-25	CEQA - Initial Study/ Mitigated Neg. Dec. (MND) - Soil Operable Unit
1997-12-31	Design/Implementation Workplan - Soil Operable Unit <i>Soil remedial Design and Implementation Plans were approved by DTSC.</i>
1999-02-18	Remedy Constructed: Operating Properly & Successfully - Soil Operable Unit
1999-04-07	Amendment - Order/Agreement - PROJECT WIDE
2005-12-21	Deed/LUR Enforcement & Implementation Plan - PROJECT WIDE
2007-11-28	Pilot/Treatability Study Report - Soil Operable Unit <i>Comments on the Pneumatic Fracturing Pilot Project Report were submitted via email on 11/28/2008</i>
2008-01-30	Monitoring Plan - PROJECT WIDE
2008-02-08	Monitoring Report - Groundwater Operable Unit
2008-02-15	Monitoring Plan - Groundwater Operable Unit <i>Approved.</i>
2008-03-05	Other Report - Groundwater Operable Unit <i>This report was not a milestone document. It was prepared at the request of DTSC so that all the data on past groundwater investigation activities could be found in one report. No formal approval was necessary</i>



# CalSites

California Sites - Formerly Bond Expenditure Plan (BEP) & Abandoned Site Program Information System (ASPIS)

2008-03-05	Feasibility Study Report - Groundwater Operable Unit <i>DTSC approval letter was sent to Stauffer on 3/5/08</i>
2008-06-01	Monitoring Report - Groundwater Operable Unit
2008-11-16	Monitoring Report - Groundwater Operable Unit <i>Final October 2008 Groundwater Monitoring Report submitted to DTSC on November 11, 2009. DTSC GSU reviewed and had not substantive comments</i>
2009-04-13	Remedial Investigation / Feasibility Study - Groundwater Operable Unit <i>Approval Letter for January 30, 2009 Groundwater Feasibility Study Report transmitted to Stauffer Chemical Company on 4/13/2009</i>
2009-06-25	CEQA - Initial Study/ Neg. Declaration - Groundwater Operable Unit
2009-11-30	Monitoring Report - Groundwater Operable Unit <i>October GW Monitoring Report submitted to DTSC on November 30, 2009</i>
2010-09-14	Monitoring Report - Groundwater Operable Unit <i>Stauffer submitted October 2009 quarterly Groundwater Monitoring Report on 10/24/2009</i>
2011-01-12	Monitoring Report - PROJECT WIDE <i>Monthly Progress Report Submitted on 1/12/2011</i>
2011-02-14	Monitoring Report - PROJECT WIDE <i>Monthly Progress Report submitted on 2/14/2011</i>
2011-03-14	Monitoring Report - PROJECT WIDE <i>February Progress Report was submitted on 3/14/2011</i>
2011-04-13	Monitoring Report - Groundwater Operable Unit <i>October 2010 Groundwater Monitoring Report is acceptable to DTSC, no comments were necessary</i>
2011-04-25	Design/Implementation Workplan - Groundwater Operable Unit <i>Approval letter sent to Stauffer on April 25, 2011</i>
2011-05-18	Remedial Action Plan - Groundwater Operable Unit
2011-05-23	5 Year Review Reports - Soil Operable Unit <i>Comments on Second Five Year Report were sent to Stauffer on 5/23/2011</i>
2011-07-13	Monitoring Report - Groundwater Operable Unit <i>April 2011 Quarterly Groundwater Monitoring Report was submitted to DTSC on July 13, 2011</i>
2011-07-19	Monitoring Report - PROJECT WIDE <i>June Progress Report submitted on 7/19/2011</i>
2011-07-19	Monitoring Report - PROJECT WIDE <i>June 2011 Monthly Progress Report submitted on July 19, 2011</i>
2011-07-29	Monitoring Report - PROJECT WIDE <i>Monthly Progress Report Submitted on 7/29/2011</i>
2011-07-29	Monitoring Report - PROJECT WIDE <i>.....</i>
2011-08-12	Monitoring Report - PROJECT WIDE <i>July 2011 Progress Report Submitted on 08/12/2011</i>
2011-09-14	Monitoring Report - PROJECT WIDE <i>August 2011 Monthly Progress Report was submitted on September 14, 2011</i>
2011-10-14	Monitoring Report - PROJECT WIDE <i>September 2100 Monthly Progress Report was submitted on October 14, 2011</i>
2011-10-20	Remedy Constructed - Groundwater Operable Unit <i>Selected Remedy for the Groundwater Operable Unit is construction and operation of an Enhanced In-situ Bioremediation System (EISB). Full scale operation of the EISB system was initiated on October 20, 2011</i>
2011-10-31	Correspondence - PROJECT WIDE
2011-11-01	Annual Oversight Cost Estimate - PROJECT WIDE <i>Annual annual cost estimate for 2012 completed on 11/1/2011</i>
2011-11-15	Monitoring Report - PROJECT WIDE
2012-02-17	Monitoring Report - PROJECT WIDE <i>Final January 2012 Monthly Progress Report submitted to DTSC on 2/15/2012. No DTSC comment or approval necessary</i>



# CalSites

California Sites - Formerly Bond Expenditure Plan (BEP) & Abandoned Site Program Information System (ASPIS)

2012-03-23	Monitoring Report - PROJECT WIDE
2012-05-31	Monitoring Report - Groundwater Operable Unit <i>April 2012 Monthly Progress Report was submitted to DTSC on 5/31/2012</i>
2012-06-27	Monitoring Report - Groundwater Operable Unit
2012-11-05	Annual Oversight Cost Estimate - PROJECT WIDE
2012-12-18	Monitoring Report - Groundwater Operable Unit
2012-12-18	Monitoring Report - Groundwater Operable Unit
2012-12-27	Long Term Monitoring Report - PROJECT WIDE
2012-12-27	Monitoring Report - Groundwater Operable Unit
2013-03-26	Monitoring Report - Groundwater Operable Unit
2013-04-09	Long Term Monitoring Report - Groundwater Operable Unit
2013-04-09	Monitoring Plan - Groundwater Operable Unit
2013-04-11	Long Term Monitoring Report - Groundwater Operable Unit
2013-06-25	Technical Report - Groundwater Operable Unit
2013-07-25	Operations and Maintenance Plan Amendment - Groundwater Operable Unit
2013-08-12	Correspondence - Groundwater Operable Unit
2013-08-15	Operations and Maintenance Plan Amendment - Groundwater Operable Unit
2013-08-22	Long Term Monitoring Report - Groundwater Operable Unit
2013-09-04	Land Use Restriction - PROJECT WIDE
2013-09-30	Long Term Monitoring Report - Groundwater Operable Unit
2013-10-01	Long Term Monitoring Report - Groundwater Operable Unit
2013-10-15	Certification - PROJECT WIDE
2013-10-15	Technical Report - Groundwater Operable Unit
2013-11-20	Annual Oversight Cost Estimate - PROJECT WIDE
2013-12-11	Long Term Monitoring Report - Groundwater Operable Unit
2013-12-11	Long Term Monitoring Report - Groundwater Operable Unit
2013-12-11	Long Term Monitoring Report - Groundwater Operable Unit
2013-12-12	Long Term Monitoring Report - Groundwater Operable Unit



# CalSites

California Sites - Formerly Bond Expenditure Plan (BEP) & Abandoned Site Program Information System (ASPIS)

2014-02-04	Technical Workplan - Groundwater Operable Unit
2014-03-27	Long Term Monitoring Report - Groundwater Operable Unit
2014-06-30	Long Term Monitoring Report - Groundwater Operable Unit
2014-06-30	Long Term Monitoring Report - Groundwater Operable Unit
2014-06-30	Long Term Monitoring Report - Groundwater Operable Unit
2014-07-07	Long Term Monitoring Report - Groundwater Operable Unit
2014-08-04	Long Term Monitoring Report - Groundwater Operable Unit
2014-10-15	Technical Report - Groundwater Operable Unit
2014-10-16	Annual Oversight Cost Estimate - PROJECT WIDE
2014-10-22	Financial Assurance Documentation - PROJECT WIDE <i>Tizita Bekele of DTSC's Financial Cost Estimate Validation Group reviewed the cost estimate and approved it on July 9, 2014</i>
2014-11-20	Technical Report - Groundwater Operable Unit
2014-11-20	Technical Report - Groundwater Operable Unit
2014-12-17	Removal Action Design - Groundwater Operable Unit
2015-02-25	Fieldwork - Groundwater Operable Unit <i>Tayseer Mahmoud provided field oversight on February 24, 2016. Also, on February 25, 2016 Jose Marcos observed a portion of the quarterly groundwater sampling event. Jose met the sampler Edwin Moncoya and observed him performing parameter stabilization monitoring and sample collection from the flow loops inside the EISB building.</i>
2015-03-11	Long Term Monitoring Report - Groundwater Operable Unit
2015-03-17	Financial Assurance Documentation - PROJECT WIDE
2015-03-17	Long Term Monitoring Report - Groundwater Operable Unit
2015-04-01	Technical Workplan - Groundwater Operable Unit
2015-04-07	Technical Report - Groundwater Operable Unit
2015-04-07	Technical Report - Groundwater Operable Unit
2015-04-07	Technical Report - Groundwater Operable Unit
2015-04-07	Technical Report - Groundwater Operable Unit
2015-04-15	Technical Report - Groundwater Operable Unit
2015-06-22	Operation & Maintenance Order/Agreement - Groundwater Operable Unit
2015-07-15	Long Term Monitoring Report - Groundwater Operable Unit
2015-07-15	Technical Report - Groundwater Operable Unit
2015-07-27	Technical Workplan - Groundwater Operable Unit



# CalSites

California Sites - Formerly Bond Expenditure Plan (BEP) & Abandoned Site Program Information System (ASPIS)

2015-09-01	Land Use Restriction - Site Inspection/Visit - PROJECT WIDE
2015-10-05	Annual Oversight Cost Estimate - PROJECT WIDE
2015-10-06	Well Decommissioning Workplan - Groundwater Operable Unit
2015-10-12	Long Term Monitoring Report - Groundwater Operable Unit
2015-10-15	Technical Report - Groundwater Operable Unit <i>Stauffer submits the Waste Discharge Report to the RWQCB and no need to send a separate approval letter.</i>
2015-12-01	Long Term Monitoring Report - Groundwater Operable Unit
2015-12-30	Long Term Monitoring Report - Groundwater Operable Unit
2016-02-10	Technical Workplan - Groundwater Operable Unit
2016-02-22	Removal Action Design - Groundwater Operable Unit
2016-02-25	Fieldwork - Groundwater Operable Unit <i>Tayseer Mahmoud provided field oversight on February 24, 2016. Also, on February 25, 2016, Jose Marcos observed a portion of the quarterly groundwater sampling event. Jose met the sampler, Edwin Moncoya, and observed him performing parameter stabilization monitoring and sample collection from the flow loops inside the EISB building.</i>
2016-03-08	Land Use Restriction - Site Inspection/Visit - PROJECT WIDE
2016-03-15	Long Term Monitoring Report - Groundwater Operable Unit
2016-04-04	Technical Report - Groundwater Operable Unit
2016-04-04	Technical Report - Groundwater Operable Unit
2016-05-24	Technical Workplan - Groundwater Operable Unit
2016-06-15	Long Term Monitoring Report - Groundwater Operable Unit
2016-09-28	Technical Report - Groundwater Operable Unit <i>Review completed.</i>
2016-09-28	Technical Report - Groundwater Operable Unit <i>Review completed.</i>
2016-10-07	Annual Oversight Cost Estimate - PROJECT WIDE <i>FY 2016/2017 ACE completed.</i>
2017-02-14	Long Term Monitoring Report - Groundwater Operable Unit
2017-05-24	Technical Report - Groundwater Operable Unit <i>Action completed.</i>

**Scheduled Activities:**

**Future Activities:**

5 Year Review Reports PROJECT WIDE	Due: 2017
Public Notice PROJECT WIDE	Due: 2017
Fact Sheets PROJECT WIDE	Due: 2017



# CalSites

California Sites - Formerly Bond Expenditure Plan (BEP) & Abandoned Site Program Information System (ASPIS)

Case Number: **71003836**

Site: **Western Tube and Conduit Corporation  
2001 E Dominguez St  
Long Beach, CA 90810**

On NPL? NO 21 Acres

Lead Agency: SMBRP

Agencies Involved: SMBRP

**Funding:**

**Past Uses:** MANUFACTURING - CHEMICALS, METAL FINISHING, METAL PLATING - CHROME,  
METAL PLATING - OTHER, MANUFACTURING - METAL

Status: **Certified O&M - Land Use Restrictions O** Date: **2014-01-28**

Site Type Tiered Permit-Tiered Permit

Special Program

Potential Media Affected: OTH, SOIL, SV

Confirmed COCs: 30022,30027,, ,30022,30027

Potential COCs: 30022, 30027, 30022, 30027

Is Use Restricted?: YES

Site Management NONE SPECIFIED

Site # 21 0.9688 miles from the Subject Property

**Aliases:**

EPA Identification Number CAD005975123

EPA (FRS #) 110000476477

Project Code (Site Code) 550548

Envirostor ID Number 71003836

**Completed Activities:**

2007-08-01 Phase I Verification - PROJECT WIDE

*Inspection report sent on 8/1/2007*

2008-05-27 Consent Agreement - PROJECT WIDE

2009-06-30 Supplemental Site Investigation Workplan - PROJECT WIDE

2010-09-30 Annual Oversight Cost Estimate - PROJECT WIDE

*Completed*

2011-05-20 Monitoring Plan - PROJECT WIDE

2011-06-24 Fieldwork - PROJECT WIDE

*Completed*

2011-09-15 Monitoring Report - PROJECT WIDE

2011-10-27 Annual Oversight Cost Estimate - PROJECT WIDE

*Completed*

2012-01-18 Monitoring Report - PROJECT WIDE

2012-03-29 Monitoring Report - PROJECT WIDE

*The Q1 2012 Monitoring Report is sufficient for documenting First Quarter, 2012 ground water contaminant concentrations and ground water flow direction conditions per the approved work plan at the Western Tube and Conduit site.*

2012-05-10 Monitoring Report - PROJECT WIDE

2012-10-11 Annual Oversight Cost Estimate - PROJECT WIDE

2013-01-10 Fact Sheets - PROJECT WIDE

2013-01-10 Supplemental Site Investigation Report - PROJECT WIDE

2013-01-10 Community Profile - PROJECT WIDE

2013-01-10 Public Notice - PROJECT WIDE

2013-02-28 Removal Action Workplan - PROJECT WIDE



# CalSites

California Sites - Formerly Bond Expenditure Plan (BEP) & Abandoned Site Program Information System (ASPIS)

2013-03-01	CEQA - Notice of Exemption - PROJECT WIDE <i>Completed</i>
2013-05-30	Monitoring Plan - PROJECT WIDE
2013-07-30	Annual Oversight Cost Estimate - PROJECT WIDE <i>Completed</i>
2013-08-07	Land Use Restriction - PROJECT WIDE <i>Completed</i>
2014-01-28	Acknowledgement of Satisfaction - PROJECT WIDE <i>Completed</i>
2014-01-28	Certification - PROJECT WIDE
2014-02-04	Land Use Restriction Monitoring Report - PROJECT WIDE <i>Completed</i>
2014-08-28	Technical Report - PROJECT WIDE
2014-11-20	Annual Oversight Cost Estimate - PROJECT WIDE
2015-01-05	Land Use Restriction Monitoring Report - PROJECT WIDE
2015-09-01	Technical Report - PROJECT WIDE
2016-02-09	Land Use Restriction Monitoring Report - PROJECT WIDE
2016-10-18	Land Use Restriction Monitoring Report - PROJECT WIDE
2017-01-24	Annual Oversight Cost Estimate - PROJECT WIDE
2017-01-26	Land Use Restriction Monitoring Report - PROJECT WIDE
2017-02-22	Technical Workplan - PROJECT WIDE

**Scheduled Activities:**

**Future Activities:**





# CalSites

California Sites - Formerly Bond Expenditure Plan (BEP) & Abandoned Site Program Information System (ASPIS)

Case Number: **70000161**

Site: **Long Beach Industrial Park  
3701 Pacific Place  
Long Beach, CA 90806**

765 C6/7

On NPL? NO 18 Acres

Lead Agency: SMBRP

Agencies Involved: SMBRP, RWQCB 4 - Los Angeles

Funding: Responsible Party

Past Uses: OIL FIELD

Status: **Active**

Date: **2016-03-15**

Site Type Voluntary Cleanup-Voluntary Cleanup

Special Program Voluntary Cleanup Program

Potential Media Affected: OTH, SOIL, SV

Confirmed COCs: 30001,30003,30005,30013,30015,30022-NO,30025,30027-NO,30067,30478,30594

Potential COCs: 30001, 30003, 30005, 30013, 30015, 30022, 30025, 30027, 30067, 30478, 30594

Is Use Restricted?:NO

Site Management NONE SPECIFIED

Site # 23 0.9966 miles from the Subject Property

**Aliases:**

Alternate Name	Oil Operators Northsite
APN	714-0014-019
APN	714-0014-020
APN	7140-014-021-04
APN	7140-014-022-04
APN	7140-014-023-04
APN	7140-014-027-04
EPA (FRS #)	110033607899
GeoTracker Global ID	SL0603792443
Project Code (Site Code)	401282
Envirostor ID Number	70000161

**Completed Activities:**

2005-12-13	Voluntary Cleanup Agreement - PROJECT WIDE
2007-05-08	Preliminary Endangerment Assessment Report - PROJECT WIDE <i>Further Action Required</i>
2007-09-06	Remedial Investigation Workplan - PROJECT WIDE <i>DTSC approved the RI workplan for further characterization of soil and groundwater in order to determine the nature and extent of contaminants at this site.</i>
2007-10-19	Public Notice - PROJECT WIDE
2007-11-20	Correspondence - PROJECT WIDE
2008-10-07	Monitoring Report - PROJECT WIDE <i>Continued monitoring required.</i>
2009-07-01	Remedial Investigation Report - PROJECT WIDE

**Scheduled Activities:**

**Future Activities:**

Design/Implementation Workplan PROJECT WIDE	Due: 2017
Feasibility Study Report PROJECT WIDE	Due: 2018
Public Notice PROJECT WIDE	Due: 2018
Removal Action Workplan PROJECT WIDE	Due: 2018
CEQA - Notice of Exemption PROJECT WIDE	Due: 2018
Land Use Restriction PROJECT WIDE	Due: 2019



# CalSites

*California Sites - Formerly Bond Expenditure Plan (BEP) & Abandoned Site Program Information System (ASPIS)*

Certification PROJECT WIDE

Due: 2019



# CalSites

California Sites - Formerly Bond Expenditure Plan (BEP) & Abandoned Site Program Information System (ASPIS)

Case Number: **71003487**

Site: **Rhodia**  
**20720 S Wilmington Ave**  
**Carson, CA 90746**

On NPL? NO 33 Acres

Lead Agency: SMBRP

Agencies Involved: SMBRP

Funding:

Past Uses: DISTRIBUTOR - CHEMICAL, MANUFACTURING - CHEMICALS

Status: **Active**

Site Type Tiered Permit-Tiered Permit

Special Program

Potential Media Affected: OTH, SOIL, SV

Confirmed COCs: 30013,30006,30007,30008,30022,30027

Potential COCs: 30006, 30007, 30008, 30013, 30022, 30027

Is Use Restricted?:NO

Site Management NONE SPECIFIED

Date: **2010-08-19**

Site # 24 0.9993 miles from the Subject Property

**Aliases:**

Alternate Name	Eco Services Operations LLC
Alternate Name	PQ Corporation
Alternate Name	Solvay USA Inc.
APN	7318-012-006
APN	7318-012-008
APN	7318-012-019
EPA Identification Number	CAR000073544
Project Code (Site Code)	550486
Envirostor ID Number	71003487

**Completed Activities:**

2006-02-02	Phase 1 - PROJECT WIDE
2006-02-02	Phase I Verification - PROJECT WIDE <i>Inspection report sent on 2/2/2006</i>
2007-11-15	Consent Agreement - PROJECT WIDE
2008-06-02	Supplemental Site Investigation Workplan - PROJECT WIDE
2009-07-08	Supplemental Site Investigation Report - PROJECT WIDE
2009-07-08	Supplemental Site Investigation Report - PROJECT WIDE
2010-12-08	Risk Assessment Report - PROJECT WIDE
2011-08-30	Fact Sheets - PROJECT WIDE
2011-08-30	Public Notice - PROJECT WIDE <i>Project Manager: Nora</i>
2011-10-11	Corrective Measures Proposal Approval - PROJECT WIDE
2011-10-13	CEQA - Notice of Exemption - PROJECT WIDE
2011-11-29	Annual Oversight Cost Estimate - PROJECT WIDE
2012-11-30	Correspondence - PROJECT WIDE
2013-01-16	Correspondence - PROJECT WIDE
2013-06-12	Supplemental Site Investigation Workplan - PROJECT WIDE



# CalSites

California Sites - Formerly Bond Expenditure Plan (BEP) & Abandoned Site Program Information System (ASPIS)

2013-10-15	Monitoring Plan - PROJECT WIDE
2014-02-07	Risk Assessment Report - PROJECT WIDE
2014-08-28	Annual Oversight Cost Estimate - PROJECT WIDE
2015-01-16	Monitoring Report - PROJECT WIDE <i>DTSC approved the Groundwater Monitoring Report.</i>
2015-09-18	Annual Oversight Cost Estimate - PROJECT WIDE <i>Annual Cost Estimate emailed and mailed to BP.</i>
2015-10-06	Design/Implementation Workplan - PROJECT WIDE
2016-01-14	Monitoring Report - PROJECT WIDE
2016-06-22	Correspondence - PROJECT WIDE
2016-09-08	Annual Oversight Cost Estimate - PROJECT WIDE <i>Annual Cost Estimate Letter, dated 9/8/16, sent to RP.</i>
2016-12-20	Operations and Maintenance Plan - PROJECT WIDE
2017-01-13	Correspondence - PROJECT WIDE
2017-01-13	Other Report - PROJECT WIDE
2017-04-25	Monitoring Report - PROJECT WIDE
2017-05-17	Monitoring Report - PROJECT WIDE

**Scheduled Activities:**

**Future Activities:**

Land Use Restriction PROJECT WIDE	Due: 2018
Acknowledgement of Satisfaction PROJECT WIDE	Due: 2019
Corrective Action Completion Determination PROJECT WIDE	Due: 2019



# CORRACTS

RCRA Corrective Action Sites

Case Number: **CAT080012867**

Site: **RAYTHEON SYSTEMS CO  
1500 HUGHES WAY  
LONG BEACH CA 90810**

765 B6 MM

Generator Status	<b>SQG</b>
Transporter:	<b>N</b>

Corrective Action Area:

<u>Date</u>	<u>Status Code</u>	<u>Status Description</u>
03/09/2001	CA 050 RF	RFA COMPLETED-ASSESSMENT WAS A RFA

Corrective Action Area: **1 ENTIRE FACILITY**

<u>Date</u>	<u>Status Code</u>	<u>Status Description</u>
//	CA 048 ST	RFA NEED BY ANOTHER AGCY
05/22/1991	CA 075 LO	CA PRIORITIZATION-LOW CA PRIORITY
05/22/1991	CA 049 PA	PA OR CERCLA INSPECTION
05/22/1991	CA 029 ST	
05/22/1991	CA 029 ST	LEAD AGENCY DETERMINATION
03/27/1992	CA 225 NR	STABILIZATION MEASURES EVALUATION-FACILITY NOT AMENABLE TO STABILIZATION
03/27/1992	CA 075 LO	CA PRIORITIZATION-LOW CA PRIORITY

Site # 6 0.4732 miles from the Subject Property

Case Number: **CAD055766422**

Site: **MARCHEM TECHNOLOGIES LLC  
20851 SOUTH SANTA FE AVENUE  
LONG BEACH CA 90810**

765 B4 MM

Generator Status	<b>LQG</b>
Transporter:	<b>N</b>

Corrective Action Area: **1 ENTIRE FACILITY**

<u>Date</u>	<u>Status Code</u>	<u>Status Description</u>
01/01/1990	CA 029 ST	
01/01/1990	CA 029 ST	LEAD AGENCY DETERMINATION
09/30/1990	CA 075 LO	CA PRIORITIZATION-LOW CA PRIORITY
09/30/1990	CA 074 LO	NCAPS RANKING/PRIORITY
09/30/1990	CA 074 LO	NCAPS RANKING/PRIORITY
09/30/1990	CA 049 PA	PA OR CERCLA INSPECTION

Site # 13 0.8476 miles from the Subject Property

Case Number: **CAD083914911**

Site: **NALCO COMPANY CARSON FACILITY  
2111 E. DOMINGUEZ STREET  
CARSON CA 90810**

764 J5 MM

Generator Status	<b>LQG</b>
Transporter:	<b>N</b>

Corrective Action Area: **1 ENTIRE FACILITY**

<u>Date</u>	<u>Status Code</u>	<u>Status Description</u>
09/15/1991	CA 075 ME	CA PRIORITIZATION-MEDIUM CA PRIORITY
09/15/1991	CA 050 PA	RFA COMPLETED-ASSESSMENT WAS A PA-PLUS
09/15/1991	CA 049 PA	PA OR CERCLA INSPECTION
09/15/1991	CA 029 WQ	LEAD AGENCY DETERMINATION
09/15/1991	CA 029 WQ	
03/03/1992	CA 225 NR	STABILIZATION MEASURES EVALUATION-FACILITY NOT AMENABLE TO STABILIZATION
03/15/1992	CA 036 ST	DEFERRAL TO ANOTHER AGENCY
12/24/1992	CA 225 IN	STABILIZATION MEASURES EVALUATION-FURTHER INVESTIGATION NECESSARY
12/24/1992	CA 075 ME	CA PRIORITIZATION-MEDIUM CA PRIORITY

Site # 16 0.8703 miles from the Subject Property



# CORRACTS

RCRA Corrective Action Sites

Case Number: **CAD076941103**

Site: **STAUFFER MNGMT CO LLC  
2112 E 223RD ST  
CARSON CA 90810**

Generator Status

**LQG**

Transporter:

**N**

764 J7 MM

Corrective Action Area:

<u>Date</u>	<u>Status Code</u>	<u>Status Description</u>
//	CA 031 92	REEVALUATE IN FY
//	CA 036 ST	DEFERRAL TO ANOTHER AGENCY
07/31/1987	CA 029 ST	
07/31/1987	CA 049 RE	PA OR CERCLA INSPECTION
07/31/1987	CA 075 ME	CA PRIORITIZATION-MEDIUM CA PRIORITY
07/31/1987	CA 029 ST	LEAD AGENCY DETERMINATION
09/01/1987	CA 049 PA	PA OR CERCLA INSPECTION
04/20/1991	CA 075 LO	CA PRIORITIZATION-LOW CA PRIORITY
05/17/1994	CA 225 YE	STABILIZATION MEASURES EVALUATION-FACILITY IS AMENABLE TO STABILIZATION
05/17/1994	CA 075 HI	CA PRIORITIZATION-HIGH CA PRIORITY
07/07/1994	CA 100	INVESTIGATION IMPOSITION
07/27/1994	CA 250	CMS IMPOSITION
06/01/1998	CA 750 NO	RELEASE TO GW CONTROLLED DETERMINATION-FACILITY DOES NOT MEET DEFINITION
06/01/1998	CA 210	REFERRED TO A NON-RCRA AUTHORITY
01/01/2009	CA 550 RC	REMEDY CONSTRUCTION-REMEDY CONSTRUCTED

Corrective Action Area: **2 SOILS**

<u>Date</u>	<u>Status Code</u>	<u>Status Description</u>
03/01/1995	CA 150	INVESTIGATION WORKPLAN APPROVED
07/16/1996	CA 200	INVESTIGATION COMPLETE
01/30/1997	CA 350	CMS COMPLETE
01/30/1997	CA 300	CMS WORKPLAN APPROVED
06/25/1997	CA 400	REMEDY DECISION
12/31/1997	CA 500	CMI WORKPLAN APPROVED
12/31/1997	CA 450	CORRECTIVE MEASURES DESIGN APPROVED
06/01/1998	CA 725 IN	HUMAN EXPOSURES CONTROLLED DETERMINATION-MORE INFORMATION NEEDED
11/30/1998	CA 050	RFA COMPLETED
11/30/1998	CA 050 RF	RFA COMPLETED-ASSESSMENT WAS A RFA
11/30/1998	CA 070 YE	DETERMINATION OF NEED FOR AN INVESTIGATION-INVESTIGATION IS NECESSARY
04/16/2008	CA 750 YE	RELEASE TO GW CONTROLLED DETERMINATION-YES, APPLICABLE AS OF THIS DATE
05/14/2008	CA 725 YE	HUMAN EXPOSURES CONTROLLED DETERMINATION-YES, APPLICABLE AS OF THIS DATE

Corrective Action Area: **999 ENTIRE FACILITY**

<u>Date</u>	<u>Status Code</u>	<u>Status Description</u>
06/01/1998	CA 725 IN	HUMAN EXPOSURES CONTROLLED DETERMINATION-MORE INFORMATION NEEDED
06/01/1998	CA 725 IN	HUMAN EXPOSURES CONTROLLED DETERMINATION-MORE INFORMATION NEEDED
06/01/1998	CA 725 IN	HUMAN EXPOSURES CONTROLLED DETERMINATION-MORE INFORMATION NEEDED
06/01/1998	CA 750 NO	RELEASE TO GW CONTROLLED DETERMINATION-FACILITY DOES NOT MEET DEFINITION
11/30/1998	CA 070 YE	DETERMINATION OF NEED FOR AN INVESTIGATION-INVESTIGATION IS NECESSARY
11/30/1998	CA 070 YE	DETERMINATION OF NEED FOR AN INVESTIGATION-INVESTIGATION IS NECESSARY
11/30/1998	CA 050 RF	RFA COMPLETED-ASSESSMENT WAS A RFA
11/30/1998	CA 050 RF	RFA COMPLETED-ASSESSMENT WAS A RFA
11/30/1998	CA 050	RFA COMPLETED
11/30/1998	CA 050	RFA COMPLETED
04/16/2008	CA 750 YE	RELEASE TO GW CONTROLLED DETERMINATION-YES, APPLICABLE AS OF THIS DATE
04/16/2008	CA 750 YE	RELEASE TO GW CONTROLLED DETERMINATION-YES, APPLICABLE AS OF THIS DATE
04/16/2008	CA 750 YE	RELEASE TO GW CONTROLLED DETERMINATION-YES, APPLICABLE AS OF THIS DATE
05/14/2008	CA 725 YE	HUMAN EXPOSURES CONTROLLED DETERMINATION-YES, APPLICABLE AS OF THIS DATE
05/14/2008	CA 725 YE	HUMAN EXPOSURES CONTROLLED DETERMINATION-YES, APPLICABLE AS OF THIS DATE
05/14/2008	CA 725 YE	HUMAN EXPOSURES CONTROLLED DETERMINATION-YES, APPLICABLE AS OF THIS DATE
01/01/2009	CA 550 RC	REMEDY CONSTRUCTION-REMEDY CONSTRUCTED

Site # 20 0.9275 miles from the Subject Property



# CORRACTS

RCRA Corrective Action Sites

Case Number: **CAT000611202**

Site: **RHODIA INC.  
20720 S. WILMINGTON AVE,  
LONG BEACH CA 90810**

764 H5 MM

Generator Status  
Transporter:

**LQG**  
**N**

Corrective Action Area:

<u>Date</u>	<u>Status Code</u>	<u>Status Description</u>
03/19/1986	CA 049 PA	PA OR CERCLA INSPECTION

Corrective Action Area: **1 ENTIRE FACILITY**

<u>Date</u>	<u>Status Code</u>	<u>Status Description</u>
04/01/1980	CA 049 PA	PA OR CERCLA INSPECTION
09/30/1986	CA 050	RFA COMPLETED
09/30/1986	CA 999	CA PROCESS IS TERMINATED
10/01/1986	CA 049 RE	PA OR CERCLA INSPECTION
10/01/1986	CA 029 SF	LEAD AGENCY DETERMINATION
06/01/1987	CA 049 SI	PA OR CERCLA INSPECTION
02/08/1990	CA 210 SF	REFERRED TO A NON-RCRA AUTHORITY-REFERRED TO CERCLA
01/01/1997	CA 100	INVESTIGATION IMPOSITION
04/01/1997	CA 150	INVESTIGATION WORKPLAN APPROVED
11/05/1997	CA 210	REFERRED TO A NON-RCRA AUTHORITY
11/05/1997	CA 075 ME	CA PRIORITIZATION-MEDIUM CA PRIORITY
11/05/1997	CA 225 YE	STABILIZATION MEASURES EVALUATION-FACILITY IS AMENABLE TO STABILIZATION
11/05/1997	CA 725 NO	HUMAN EXPOSURES CONTROLLED DETERMINATION-FACILITY DOES NOT MEET DEFINITIO
11/05/1997	CA 725 NO	HUMAN EXPOSURES CONTROLLED DETERMINATION-FACILITY DOES NOT MEET DEFINITIO
11/05/1997	CA 750 NO	RELEASE TO GW CONTROLLED DETERMINATION-FACILITY DOES NOT MEET DEFINITION
11/05/1997	CA 750 NO	RELEASE TO GW CONTROLLED DETERMINATION-FACILITY DOES NOT MEET DEFINITION
11/05/1997	CA 200	INVESTIGATION COMPLETE

Site # 22 0.9952 miles from the Subject Property

# REFERENCE GUIDE TO THE REGULATORY AGENCY DATABASES

## SOURCE

## DESCRIPTION

- NPL:**  
*1 mile search radius*  
*Date: January 2016*
- The National Priority List (NPL) identifies abandoned or uncontrolled hazardous waste sites, which have been identified as possibly representing a long-term threat to the public health or environment. These sites have been identified as being highly contaminated with hazardous substances and represent the USEPA's target enforcement and cleanup efforts. Studies of individual sites are conducted by the USEPA to determine the level of contamination, and the sites are then compared and ranked to other sites on the NPL.
- CORRACTS:**  
*1 mile search radius*  
*Date: August 2018*
- The USEPA maintains a list of facilities which have been authorized to receive hazardous waste. These facilities have permits to treat, store or dispose of the waste as determined by the RCRA regulations. In addition, the USEPA publishes a list of those facilities who are subject to a corrective action based on the facilities waste handling and storage procedures. The facilities, which are subject to a corrective action, are identified as CORRACTS sites.
- CERCLIS:**  
*½ mile search radius*  
*Date: January 2016*
- The USEPA has developed a database known as the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS), which contains information on potential hazardous waste sites located throughout the United States. There are over 33,000 sites on the CERCLIS inventory. All sites are subjected to a preliminary assessment and thereafter are either placed on the National Priority List (NPL) or are placed in a category for those sites requiring no further Federal Superfund action.
- CALST:**  
*½ mile search radius*  
*Date: August 2018*
- The State of California Environmental Protection Agency maintains the "CalSite" database, which is a listing of 7,800 known active, inactive and abandoned hazardous sites. These sites have previously been reported in the Abandoned Site Program Information System (ASPIS), Bond Expenditure Plan (BEP) and Cortese database.
- RWQCB:**  
*½ mile search radius*  
*Date: June 2017*
- The State of California Water Resources Control Board is responsible for monitoring the quality of flow of the groundwater and compiles lists of known leaking underground storage tanks. The list is maintained as the Leaking Underground Storage Tank Information System (LUSTIS). The local Regional Water Quality Control Board (RWQCB) monitors the contamination problem, the investigation and any remedial activities.
- SWIS:**  
*½ mile search radius*  
*Date: August 2018*
- The State of California Integrated Waste Management Board maintains a list of active and inactive landfill sites within California and provides information concerning the ownership and types of wastes brought to the landfills.
- TSD:**  
*½ mile search radius*  
*Date: August 2018*
- Treatment, Storage or Disposal Facilities (TSD) is a federal listing of facilities, which have been authorized to receive hazardous waste. These facilities have permits to treat, store or dispose of waste as determined by the RCRA regulations.
- ERNS:**  
*Property & adjacent*  
*Date: 2015*
- The Emergency Response Notification System (ERNS) is a list of locations which have reported a release of oil or hazardous substances to the USEPA Office of Emergency and Remedial Response. Most of the data in this system is based on information that was received during the initial notification.
- HWG:**  
*Property & adjacent*  
*Date: August 2018*
- The United States Environmental Protection Agency maintains a list of known hazardous waste generators in the nation. A company on the list generates reportable quantities of hazardous waste, and the disposal and transportation of the waste is monitored through the use of a hazardous waste manifest.
- UTANK:**  
*Property & adjacent*  
*Date: June 2017*
- The location and identity of registered underground tanks is maintained by the State of California Water Resources Control Board in the Hazardous Substance Storage Container Database. The list was compiled in 1991 and there are currently no plans to update the database at the present time.
- SFL:**  
*Property & adjacent*  
*Date: July 2011*
- The USEPA maintains a list of Superfund Leins that have been issued on properties throughout the United States. These sites have been remediated through the expenditures of Superfund monies. The purpose of the lein is to prevent the property owner from gaining a financial benefit from the federal government's cleanup and restoration activities.